



MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
AUGUST 10, 2022

CALL TO ORDER

Mayor Keith Ogle called the Committee of the Whole meeting to order at 5:31 P.M. on Wednesday, August 10, 2022, at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

Deputy Clerk Theresa Cork called the roll. In attendance were Mayor Keith Ogle, Trustees Adam Borrelli, Margaret Farina, Michael Leddin, Daniel Rossi, and Gene Savaria. Staff in attendance included Village Administrator Rob Piscia, Assistant Administrator John Burica, Deputy Clerk Theresa Cork, Public Works Supt. Terry Kestel, and Director of Community and Economic Development Michael Schwarz. Village Clerk Katie Schubert and Trustee Jessica Petrow were absent.

APPROVAL OF MINUTES (AUGUST 1, 2022)

Trustee Farina made a motion (#1), seconded by Trustee Savaria, to approve the minutes of the Committee of the Whole meeting of August 1, 2022. A voice vote was taken. All were in favor. The motion carried.

TRUCK HOIST – BID CONSIDERATION

Supt. Kestel presented a request to purchase a John Bean 18K 4-Post Alignment Lift System from Snap-On Industrial through the Sourcewell Purchasing Program, Contract #013020-SNP, in the amount of \$25,385.49. He reported the Village currently operates two center hoists that have a maximum rating of 14,000 pounds and the 1-ton dump trucks exceed the weight rating of these hoists. He further reported staff reviewed various hoists that will safely lift the heavier trucks for service/repair and felt this 18,000-pound lift system was the best option.

Trustee Savaria made a motion (#2), seconded by Trustee Borrelli, to forward a recommendation to approve the purchase of the truck hoist as presented. A voice vote was taken. All were in favor. The motion carried.

2 SMITH STREET AND 7 N. WHITE STREET PURCHASE PROPOSALS

Mayor Ogle asked if Jill Plesha or any representative was present in the audience for the 2 Smith Street property. No one stepped forward.

Mayor Ogle opened the floor to discuss the 7 N. White Street purchase proposal from Integrus Development, represented by Dan Elliot. Mr. Elliot answered questions from the Village Board regarding the development of the property and estimated construction costs. Mr. Elliot stated his proposed development of 7 N. White Street includes construction of a ±8,500 square foot building with four business uses (two food establishments, one dentistry office, and one retail).

Members discussed the timeline and incentives for the proposed project. Mr. Elliot requested the following incentives for the proposed development: waiver of building permit fees; waiver of water/sewer tap on fees; and a TIP grant award of 13% for incurred hard project costs, which is capped at \$500,000 for any single project.

Staff noted a Purchase and Sale Agreement will be forwarded to Mr. Elliot for legal review and come before the corporate authorities for consideration at its September 6th Village Board meeting. The project will require review by the Historic Preservation Commission and the Plan Commission prior to final closing. Staff suggested for Mr. Elliot to proceed with any preliminary site assessment work, including the Geotech report to determine if the site is suitable to build on.

Following discussion, Trustee Borrelli made a motion (#3), seconded by Trustee Farina, to forward a recommendation to the Village Board to find Integrus Development's purchase proposal in the best interest of the Village and authorize execution of a purchase and sale agreement with Integrus Development, subject to final legal review, for the property commonly known as part of 7 N. White Street.

Deputy Clerk Cork called the roll. Ayes: Mayor Ogle; Trustees Borrelli, Farina, Leddin, Rossi, and Savaria. Nays: None. Absent: Trustee Petrow. The motion carried.

OTHER BUSINESS

- *Safety, Accountability, Fairness and Equity (SAFE-T) Act*

Trustee Farina requested consideration to discuss some of the provisions of the criminal justice reforms legislation enacted earlier this year, known as the Safe-T Act and its potential impact at a future meeting.

- *Downtown Parking*

Trustee Savaria inquired if the Village should seek preliminary engineering for a new parking lot in the downtown. Members preferred to wait a few months before proceeding with engineering.

- *Rebuild Downtowns & Main Streets Capital Grant*

Trustee Borrelli inquired if there were any updates regarding the Rebuild Downtowns & Main Streets Capital Grant application the Village submitted to the Department of Commerce and Economic Opportunity (DCEO). Director Schwarz reported the Village has not received any notifications regarding the selection for an award. Director Schwarz further reported he has

reached out periodically to the grant representative. The grant representative had reported that this grant opportunity was highly competitive, and the applications were under review.

- *Charging Infrastructure Grant Program*

Trustee Borrelli reported the Environmental Protection Agency is implementing the Charging Infrastructure Grant Program to substantially offset the installation costs of electric vehicle charging infrastructure.

- *Boundary Agreements*

Administrator Piscia reported the Village's boundary agreements with Manhattan and New Lenox have expired and sought Village Board approval to move forward with an amendment to extend the agreements. It was the consensus of the Village Board for staff to proceed with extending the boundary agreements.

PUBLIC COMMENTS

Resident Dawn Shields voiced her support of Mr. Elliot's proposed development for 7 N. White Street and felt it was a better fit at that location than the 2 Smith Street property. She thanked him for being so accommodating.

ADJOURNMENT

Hearing no further business, Trustee Farina made a motion (#4), seconded by Trustee Borrelli, to adjourn the Committee of the Whole meeting of Wednesday, August 10, 2022. A voice was taken. All were in favor. The motion carried. The meeting adjourned at 6:03 P.M.