

WINTER 2011

OFFICERS

PRESIDENT
MIKE BENTLEY
708.389-0770

VICE PRESIDENT
JIM MAKINA
78.385-0220

TREASURER
GUY WEIR, JR
708.614.5562

EXECUTIVE SECRETARY
DENISE HADBAS
708.224.8908

DIRECTORS

TOM SUMMERS
ALSTERDA
CONSTRUCTION
708.385.1834

MIKE BENTLEY
REMTX, INC.
708.389.0770

SANDY KOCSIS-ROGALSKI.
KOCSIS BROS.
MACHINE
708.597.8110

HENRY FLOCK
FLOCK MANAGEMENT
708.349.3162

JIM MAKINA
ALLEGRA PRINT &
IMAGING
708.385-0200

DAN LOMBARD
THE LOMBARD CO.
708.389.1060

BRAD GROVE
GROVE MASONRY
708.385.0225

SCOTT PETERSON
PETERSON ELECTRO-
MUSICAL
708.388.3311

DONNA GRUENBERG
RAE PRODUCTS
708.396.1984

GUY WEIR
FIRST MIDWEST BANK
708.614.5562

JIM WEISE
PARK LAWN ASSOC.
708.425.3344

ARNIE FRANKER
INDUSTRIAL WELDER
REBUILDERS
708.371.5688

ALSIP INDUSTRIAL NEWSLETTER



OVER 100 PEOPLE ENJOYED THE TASTY FOOD AND ENTERTAINMENT AT THE ANNUAL HOLIDAY COCKTAIL PARTY on Thursday, December 1 at the DoubleTree Hotel in Alsip. The food and entertainment were compliments of Metro South Medical Center. Toys and non-perishable food items were collected and will be distributed to needy families in Alsip.



LOCAL VENDOR PREFERENCE ORDINANCE TO BE PASSED! A special presentation was made at the November 28 Village Board Meeting by Dan Lombard of the Alsip Industrial Association and Mary Schmidt of the Alsip Chamber of Commerce. The Alsip Industrial Association requested that the Mayor's office and the Village Board consider the enactment of a local business preference ordinance. Examples of local vendor purchasing policies from the Village of Tinley Park, Cook County and the Village of Orland Park were presented to the Mayor and Village Board for review. **Giving preference to local vendors, even if it means spending a little more, can actually benefit Alsip's finances.** Dollars spent locally can generate additional economic activity beyond the value of the contract. The local vendor in turn buys goods and services locally. Each additional dollar that is circulated boosts Alsip's economic activity, employment, sales, and real estate tax revenue. **In addition, it was suggested that all bid opportunities and RFP's be posted on the Alsip website to advise local business about projects they might be qualified to bid. The Ordinance is set for passage at the January 9, 2012 Village Board Meeting.**

ALERT: CITY OF CHICAGO INCREASES WATER RATES: Mayor Kitching reported the Village received notification from the City of Chicago that they plan to raise water rates over the next 4 years. There will be a 25%

4500 W. 123rd
St.
Alsip, IL 60803
708-224-8908
630-371-1026

increase in 2012; 15% in 2013; 15% in 2014 and 15% in 2015. Because of this increase, the Village will be increasing water rates \$.50 per thousand gallons effective January 1, 2012. The Mayor reported that a similar increase was presented several years ago and the Southwest Conference of Mayors, along with many municipalities, sued the City of Chicago and won. Discussions are currently being held to consider the same action. In addition, some of the cities east and south of the Village are considering building a separate water system drawing water from Lake Michigan through Hammond, IN. The Mayor stated that the Village will continue to fight this increase.

METROSOUTH HOSPITAL IN BLUE ISLAND HAS BEEN SOLD TO COMMUNITY HEALTH SYSTEMS. Community Health Systems owns more than 130 hospitals across the nation, 3 of which are in IL. They will continue all essential services at the hospital and will retain the entire existing staff and the same name. They plan to infuse at least \$20 million in equipment upgrades, information systems, infrastructure improvements and working capital in the first five years.

VILLAGE NEWS RECAP

EFFECTIVE JANUARY 1, 2012, A NEW STATE LAW GOES INTO EFFECT MAKING IT ILLEGAL TO THROW AWAY UNWANTED ELECTRONIC DEVICES INTO THE TRASH BIN OR TOSSING THEM OUT ON THE CURB TO BE PICKED UP. The Mayor is currently working with Acme Scrap and Refining to place a dumpster on Village property for citizens to drop off these items.

CICERO AVENUE TIF PROJECT UPDATE: This proposed project involves seven lots. Lots 1 and 2 would provide about 9,000 square feet of fast food restaurants; Lots 2 and 3 would provide 35,000 square feet of retail development; Lots 5 and 6 would provide about 13,000 square feet of sit down restaurants and Lot 7 will be a 118-unit hotel. Lot 8 would involve infrastructure such as a retention/detention pond. **The project is contingent on public assistance requested of the Village of approximately 11.9 million dollars. The basic request is 5.7 million dollars upfront funded through General Obligation Bonds.** Because of the intricacies of the project, the 5.7 million dollars would be the net bond proceeds available; however, the actual issue amount would be close to 6.5 million dollars and would include the issuance, capitalized interest to cover the project for 3 years before it starts to generate the revenue to pay back the bonds and cover the costs of the project. The remaining 6.2 million dollars then would be in incremental revenues that would flow to the development as those revenues became available. **This process results in the Village's position going from 100% risk by have all the monies placed up front to a shared risk.** The scheduled date of construction and the scheduled date of occupancy are critical to the extent that everything must be in place by the third quarter of 2013. Should the Village board decide to move forward, the next

steps are 1) adoption of an Inducement Reduction 2) authorize Kane, McKenna to proceed with the necessary action to terminate the existing TIF while simultaneously designating a new TIF and new business district 3) authorize the negotiation of the redevelopment agreement 4) adopt an ordinance to terminate the 123rd Place & Cicero TIF followed immediately by ordinances to designate and set up a new TIF. After that, the Village would authorize the public bidding of General Obligation Bonds. **A Resolution of Inducement was approved to develop/redevelop certain property in the Village of Alsip and finance same.** The Inducement Resolution tells the Developer that the Village is in favor of the project moving forward and any land costs after this meeting by the developer will be eligible for a refund under the TIF resolution. It does not guarantee any financing that is on the table but tells the developer the Village would like to move forward with no guarantee that the 6.5 million dollar General Obligation Bonds will be issued. It gives the opportunity for the developer to move forward and come back to the Village for assistance in obtaining the property. **Mayor Kitching commented that many residents thought this project was a “done deal”.** He informed them that with a project of this magnitude, several hoops have to be jumped through and this was a big one. There still remain two to three more dealings with funding and General Obligation Bonds.

There is a request for approval to hire Patrick Fisler as a Plumbing Inspector to replace William Welsh. Trustee Quinn recommended advertising this position for interested plumbers that are residents of Alsip. Trustee Shapiro reported that Patrick Fisler has been working as a temporary inspector to complete inspections. Trustee Quinn pointed out that *any* employee has to be approved first by the Village Board, even temporary employees. Trustee Dalzell recommended using Pat Fisler temporarily and posting the position. Mayor Kitching appointed Patrick Fisler as temporary Plumbing Inspector until such time as the Village Board can make a decision on hiring a permanent part time Plumbing Inspector.

The Workmen’s Compensation policy will be renewed at a cost of \$450,704 with the IL Public Risk Fund covering the period from 12/15/2011 through 12/15/2012. This represents a 4% increase over last year’s policy.

Bids were opened for a 2012 Ford F-350 Pick-up Truck. Four bids were received ranging from \$41,490 to \$48,982. Curry Motors of Frankfort, the lowest qualified bidder meeting department specifications, was awarded the contract for the 2012 Ford F-350 XLT Premium Package Pick-up Truck in the amount of \$46,842. Regional Trucking Company of Alsip will install the snowplow package.

Approval was given to move forward with the hiring of the next two applicants for the position of police officer in the Village of Alsip. The two new officers were sworn in at the December 27 Village Committee Meeting.

A swearing in ceremony for the next qualified candidate, Charles Harding, on the firefighter eligibility list was held on Tuesday, December 13 at Firehouse #1.

An Ordinance was passed establishing compensation and rate of pay for non-

union employees and appointed officers of the Village of Alsip.

An Ordinance was passed eliminating the position of Deputy Police Chief. The Mayor stated that the Police Chief is opposed to eliminating this position. Trustee Dalzell stated that this position has remained vacant for the last 3 years and will not be filled this year. In addition, the salary is not funded and when the police department is in the position to fund this position, the position can be reinstated.

The Fire Department's request to sell 10 of the old fire department Survivair SCBA air packs units to Braceville Fire Department at a cost of \$200 per unit was approved. The equipment will be sold "as is" with no warranties or further obligations on part of the Village.

The Fire Department is requesting to move forward in the process of purchasing a new fire engine. After study of different manufacturers and taking into consideration the Village's current fleet of Seagraves, the committee recommends the purchase of a Seagrave fire engine. The estimated preliminary cost is \$469,758 with \$100,000 budgeted for the next five years starting with the next fiscal year. In order to proceed, the committee needs Board approval for the purchase and passage of an ordinance making the purchase vendor specific and granting authority to bypass the bidding process. The Fire Chief stated that reasons for staying with the Seagrave brand include: dependable equipment proven by minimal need for service, local service in University Park and pick-up and drop off service; equipment standardization and stainless steel structure. Seagrave equipment lasts for about 20-25 years. The Deputy Fire Chief presented comparison pricing of fire engines bought by surrounding municipalities, which the Village Board requested. Lemont and Glendale Heights both purchased Pierce fire engines for \$530,000, which is more than the Seagrave. In addition, the pumps are smaller on the Pierce fire engines and the Pierce is not 100% stainless steel like the Seagrave. After hearing the comparison pricing and the benefits of the Seagrave fire engine, the Village Board was in favor of purchasing the recommended Seagrave fire engine.

An amendment was approved to the Finance Director's Employment Agreement to reduce the Finance Director's salary from May 1, 2011 to April 30, 2012.

Approval was given for a Class B Real Estate Tax Incentive application for Accord Carton Company at 6155 West 115th Street for an addition they are adding to their present building.

The request to advertise for bids for the replacement of six overhead doors in the Public Works garage was approved.

**2012 MEMBERSHIP DUES NOTICES HAVE BEEN MAILED OUT.
Thank you for your continued support. We continue to work with
the Village to create a good business climate.**

UPCOMING 2012 ALSIP INDUSTRIAL ASSOCIATION EVENTS



APRIL 2012 - ANNUAL MEMBERSHIP LUNCHEON MEETING.

At this event the new officers and directors for the 2012-2013 year will be introduced. This event is complimentary for up to two persons per membership.



MAY 2012-ANNUAL SCHOLARSHIP FUND-RAISER 3 CLUB GOLF TOURNAMENT.

The Alsip Scholarship Program is working on the details for this event, which is scheduled to be held in May. Watch upcoming newsletters for the exact date!



AUGUST 2012 - ANNUAL ALSIP INDUSTRIAL ASSOCIATION & ALSIP CHAMBER OR COMMERCE GOLF OUTING.

This is one of our most successful and enjoyable events of the year. The Golf Committee is currently looking at several golf courses to determine where to hold next year's outing. A lot of time and planning go into this event. We will keep you updated.



DECEMBER 2012 - ANNUAL HOLIDAY PARTY - This event is a good way to socialize with your business neighbors while enjoying complimentary food and entertainment.

THE BOARD OF DIRECTORS OF THE ALSIP INDUSTRIAL ASSOCIATION WISHES YOU A HAPPY AND SUCCESSFUL NEW YEAR!