

April 3, 2023

The regular meeting of the Board of Trustees of the Village of Deerfield was called to order on April 3, 2023, at 7:34 p.m. at Deerfield Village Hall. The clerk called the roll and announced that the following were

Present: Dan Shapiro, Mayor
Robert Benton
Larry Berg
Elaine Jacoby
Rebekah Metts-Childers (remote attendance)
Mary Oppenheim
William Seiden

and that a quorum was present and in attendance. Also present were Village Manager Kent Street and Steven Elrod, Village Attorney.

MOMENT OF SILENCE

Those in attendance observed a moment of silence in memory of those tragically killed and injured in the shooting at the Covenant School in Nashville, TN.

PLEDGE OF ALLEGIANCE

Joshua Davlatov, USA Judo Youth National Champion Intermediate Male under 42kg led those in attendance in reciting the Pledge of Allegiance. He has qualified to compete in the Pan American Games in Lima, Peru later this year. Mr. Davlatov is a fifth grader at Caruso Middle School. Mayor Shapiro presented Mr. Davlatov with a street sign honoring his achievement. A duplicate sign will be placed at all the entrances to the Village.

APPOINTMENT

Mayor Shapiro appointed Joshua Duby as the sophomore student member of the Community Relations Commission and Jada Harris as the junior student member of the Community Relations Commission.

Trustee Seiden moved to accept the appointments. Trustee Berg seconded the motion. The motion passed unanimously on a voice vote.

RECOGNITION

Mayor Shapiro recognized Drew Spiegel as the outgoing Community Relations Commission student member. Mr. Spiegel was appointed to the CRC as a student member in December of 2021. Despite COVID-19, he got to know the members via Zoom meetings and contributed to the Heritage Month program and provided youth insight into the Commission's discussions. Mr. Spiegel is on the DHS cross country and track teams, student congress, the debate team and student executive committees. He is also active in BJBE synagogue.

PROCLAMATION

Mayor Shapiro proclaimed Monday, April 3, 2023,

as Mayors' Monarch Pledge Day in the Village of Deerfield and encouraged residents and Village staff to take steps to increase the planting of milkweed and nectar plants to preserve and strengthen the monarch butterfly population.

Trustee Oppenheim moved to accept the Proclamation. Trustee Benton seconded the motion. The motion passed unanimously on a voice vote.

PROCLAMATION

Mayor Shapiro proclaimed the week of April 9 – 15 as National Telecommunicators Week in the Village of Deerfield in honor of the men and women whose diligence and professionalism keeps our Village and its citizens safe.

Trustee Benton moved to accept the Proclamation. Trustee Berg seconded the motion. The motion passed unanimously on a voice vote.

POLICE DEPARTMENT 2022 ANNUAL REPORT

Chief Sliozis presented highlights from the 2022 annual report of the Police Department. He thanked the department Management Analyst Val Moll for the work on the report. The department has adapted well and has been an accredited agency for a number of years. Chief Sliozis highlighted some of the programs including the survival of the telecommunications department, updating the electronic fingerprint system, purchasing a drone for operation regulated by the State, the officer wellness program, implementing body-worn cameras by January 2025 and purchasing license plate readers.

Chief Sliozis reported there was a dramatic drop in calls for service and criminal activity, but they are creeping up to pre-pandemic numbers. Index crimes fluctuated. There was a deep drop off when COVID-19 struck. Chief Sliozis noted the number of catalytic converter thefts has increased substantially. Chief Sliozis reported Deerfield officers have received more than 9,000 hours of training.

Chief Sliozis thanked the Mayor and Board of Trustees for their continued support. Trustee Oppenheim noted there has been a substantial reduction in identity thefts, which was attributed to education. Chief Sliozis noted there was a major spike in identity thefts during COVID. Trustee Seiden asked about gang violence. Chief Sliozis noted there is little significant gang activity.

DOCUMENT APPROVAL

Trustee Oppenheim moved to approve the minutes from the March 20, 2023, Board of Trustees meeting. Trustee Benton seconded the motion. The motion passed unanimously on a voice vote.

TREASURER'S REPORT

Finance Director Eric Burk presented highlights from the February Treasurer's Report representing 16 percent of the year. Mr. Burk reported sales tax continues to exceed prior years due to the increased cost of goods, new businesses and a general recovery. Mr. Burk noted the decrease from the previous month is due to businesses whose sales fluctuate month to month. Mr. Burk

noted water and sewer billings reflect lower usage months. Mr. Burk reported the notable expenditures in February include construction and engineering costs, the purchase of two message boards, a Ford F-150 Lighting pickup truck and the separation refund from the Police Pension Fund. Mr. Burk stated overall operating expenditures are below projection as expected due to the timing of seasonal/once-a-year expenditures such as liability insurance, memberships and special events.

BILLS AND PAYROLL

Trustee Seiden moved to approve the bills and payroll dated April 3, 2023. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)

NAYS: None (0)

PUBLIC COMMENT

There were no public comments.

REPORTS

There were no Reports.

CONSENT AGENDA

There were no items on the Consent Agenda.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

RESOLUTION R-23-16 APPROVING AN AGREEMENT WITH RYAN, LLC. TO PROVIDE PHASE II TIF CONSULTING SERVICES FOR THE CREATION OF THE LAKE COOK ROAD TIF DISTRICT Village Manager Kent Street reported the Village is considering establishing a TIF District in the southern portion of the Village. Mr. Street noted the District would include eight tax parcels primarily between Lake Cook Road and the Edens Spur and between Wilmot Road and Pine Street. Mr. Street reported the Village does not anticipate that this Target Area will receive significant private investment leading to long-term growth without the creation of a TIF District.

Mr. Street stated Ryan LLC performed a feasibility study and found that certain parcels in this redevelopment area are presently underutilized and the following TIF eligibility factors may be present subject to further review by Ryan LLC and Village staff: (i) stagnant or declining EAV, (ii) deterioration of buildings and site improvements, (iii) excessive vacancies and (iv) inadequate utilities. Mr. Street noted the final decision would be made in the August timeframe.

Trustee Oppenheim moved to approve the Resolution approving an agreement with Ryan LLC to provide Phase II TIF consulting services for the creation of the proposed Lake Cook Road TIF District #4 in an amount not to exceed \$35,000. Trustee Berg seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)

NAYS: None (0)

RESOLUTION R-23-17 GRANTING A
ONE-YEAR EXTENSION TO A
DEVELOPMENT SCHEDULE FOR A
COMMERCIAL PLANNED UNIT
DEVELOPMENT (REVA)

Mr. Street reported this Resolution would extend the deadline for the proposed development to April 2024.

Tait Pinnow, Director of Value Add & Development Alternatives with RREEF

Management LLC, stated they are seeking an extension for the residential redevelopment project at Deerbrook. Mr. Pinnow believes in the residential plan that was developed but due to a larger, non-Deerbrook-related strategy, they are not in a position to develop the project themselves. Mr. Pinnow reported RREEF Management LLC is seeking this extension as well as a buyer of the residential project.

Mayor Shapiro noted the Resolution is for a one-year extension, but the Trustees can determine the time frame. Mr. Pinnow stated RREEF Management is in the market with a broker trying to find a developer to buy and develop the parcel. Mr. Elrod reported the Village will have to approve any changes to the development as well as a developer transfer agreement. Trustee Seiden asked why RREEF Management would not develop the property. Mr. Pinnow stated DWS, the investment manager for ownership, has changed their investment strategy and will no longer pursue the residential development. Mr. Pinnow believes the residential component is paramount to the overall success of Deerbrook. Trustee Oppenheim noted if a one-year extension is granted, they could still grant another extension. Mr. Pinnow believes a two-year extension would be better, but requested a one-year extension.

Trustee Benton moved to grant a one-year extension to a development schedule for a commercial Planned Unit Development for REVA Development. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)

NAYS: None (0)

RESOLUTION R-23-18 AWARDING
CONTRACT FOR 2023 WATER
SYSTEM VALVING IMPROVEMENTS

Tyler Dickinson, Assistant Director of Public Works and Engineering, reported the department budgeted \$75,000 in fiscal year 2023 for improvements to the Village's water system valving

Infrastructure that were recommended as part of the 2020 water modeling report as a way to minimize water disruptions to properties during system maintenance as well as reduce the overall

number of valves operated during maintenance. Mr. Dickinson reported the scope of work includes the installation of new valves and, at times, associated fire hydrants. Mr. Dickinson noted this work would be accomplished using a method of live installations that would not result in water impacts to surrounding properties.

Mr. Dickinson noted that this year Public Works has identified two water mains that would benefit from the installation of redundant valving. Mr. Dickinson reported both mains are near the connections with the City of Highland Park where providing appropriate valving is important to any future maintenance. Mr. Dickinson noted that to perform the connections, the Village has solicited quotes from three area vendors, with Midwest Chlorinating being the most cost effective.

Trustee Berg moved to waive the competitive bidding process and approve the Resolution to award the contract for the 2023 water system valving improvement to Midwest Chlorinating, Inc. in an amount not to exceed \$50,000. Trustee Oppenheim seconded the motion. The motion passed by the following vote:

AYES: Benton, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden (6)

NAYS: None (0)

DISCUSSION

WAUKEGAN ROAD WATER MAIN CONSTRUCTION

Mr. Street noted the Waukegan Road Water Main Project will begin this week. He noted the construction should be completed in early

September, before school starts. Mr. Street reported the project start was postponed two days due to expected inclement weather.

NEW RESTAURANTS

Trustee Benton reported he had the opportunity on Saturday to try Brunch Café and also tried Aloha Poke. He stated the food was fresh and the service was quick and efficient at both restaurants.

ADJOURNMENT

There being no further business or discussion, Trustee Berg moved to adjourn the meeting.

Trustee Oppenheim seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 8:20 p.m.

The next regular Board of Trustees meeting is scheduled to take place on Monday, April 17, 2023, at 7:30 p.m.

APPROVED:

Mayor

Board of Trustees meeting
April 3, 2023
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ATTEST:

Village Clerk