

PROPERTIES and RECREATION COMMITTEE MEETING

Thursday, April 23, 2020

Call to Order: 11:02 A.M.

Committee Members Present:

Nicole Chen – Trustee, Chair
James Tyrell – Village Trustee

Staff Present:

Alice Gallagher- Staff
Matthew Supert – Staff
Casey Biernacki - Staff
Jenny Pesek- Staff
Aleks Briedis- Staff
Liam Sullivan - Staff

Others:

Approval of Minutes:

The meeting minutes from 03/11/2020 were approved by Trustee Tyrell and seconded by Chair-Trustee Nicole Chen.

Public Comment: None

Capital Summary Report: West Underpass BNSF Easement Agreement – Exhibit B

Director Supert presented the easement agreement for the west underpass project, which was an attachment item that was part of the BNSF agreement approved by the Village board in February. Exhibit B outlines the costs and location of the Permanent and Temporary Construction easements. The Permanent easement will cost \$86,700 and the Temporary Construction easement will cost an additional \$13,000. The easement agreement is part of the IDOT land acquisition process that is required when federal funds are used. IDOT has requested that the agreement be given to them as soon as possible in order to stay on track for the June bid letting schedule. The agreement will be finalized and seek board approval on Monday so that BNSF can approve the agreement and then forward the executed agreement to IDOT for their approval. Chairwoman Chen asked about the discrepancy between the valuation figures. Director Supert explained that JLL made the initial assessments but IDOT requires a separate appraisal process that involves using their preapproved appraisers when federal funds are used for a project. The federal process requires two separate appraisals and a negotiator if the appraisal figures are different. The JLL appraisers valued the land costs for the easement at \$90,000 less than the IDOT appraisers. Trustee Tyrell inquired about the difference between the valuation of the temporary easement and the agreed upon licensing fee. Director Supert explained that because the land is owned by the BNSF, there are not a lot of comparable properties to base the valuation off of. JLL based their valuation off of a similar project that is occurring locally while the IDOT used general real estate values to as a base for their valuation. Trustee Tyrell asked about the amount of land needed for the easement. According to Director Supert, the permanent easement is the footprint of the underpass. The temporary easement is the area beyond that that is required for construction. IDOT will accept the lower appraisal number. Chairwoman Chen asked what is BNSF property and what is Village property. Director Supert explained that the underpass will be completely on BNSF property but the sidewalk and ADA ramps will be on Village Property. The Village has a four hundred day Construction window for the project. Construction will lead to partial closures on Burlington and Hillgrove. Parking for the pool may be impacted. President Gallagher asked how residents will be advised on the West Underpass Project.

Director Supert responded by saying that a resident construction overview meeting will be held 30-60 days prior to the start of construction. This is dependent on the contractor that wins the bid and coordination between the contractor, IDOT and BNSF moving forward. Contractors may choose to complete work prior to the start of construction. The work that will be completed before the project begins will be earthwork on the areas around the underpass. There will be one meeting up front and if there is a gap in time between the first and second phase of construction there will be a follow up meeting scheduled. Residents will be notified via letters sent to residents in the project area and updates posted on the Village Website.

Other:

Director Briedis provided an update on the Recreation department. The facility is currently closed due to the COVID-19 pandemic. The Recreation department is targeting a June 1st start date. Lacrosse and Tennis spring programs are likely to shut down with the possibility of opening in June. Summer registration numbers are down. Recreation Department has started work that was scheduled for later in the year, such as on the dance studio and rec center kitchen flooring. The SeaSpar Room punch list will be completed in the days following and they will be able to start moving in equipment as soon as that is completed. Tenant contracts expire on June 30th and will be extended for another year at the same rate. Chairwoman Chen asked about hardship expressed by tenants. Director Briedis explained that he has spoken with the tenants individually and has made adjustments accordingly. As long as all rent has been paid by December 31st, there will not be an issue.

Chair- Nicole Chen, Trustee-Chair Motioned to adjourn
James Tyrell, Trustee seconded motion
The meeting adjourned at 11:34 A.M.

Respectfully Submitted: Liam Sullivan