

**VILLAGE OF BELLWOOD
SPECIAL BOARD MEETING MINUTES
February 28, 2022 – 3:30 p.m.
2nd Floor - Board Room**

Call to Order

The Board meeting of the Board of Trustees of the Village of Bellwood was called to order by Mayor Harvey at 3:30 p.m. on Monday, February 28, 2021.

Roll Call

Present: Mayor Andre' Harvey, Clerk Janel Moreland, Trustees Ciavattone, Boston (absent), Holman, Robinson Delgado and Nightengale.

Pledge of Allegiance

The Village Board and others in attendance recited the Pledge of Allegiance led by Mayor Harvey.

New Business

Mayor Harvey requested a motion to approve an Ordinance for the Redevelopment Agreement for the property commonly referred to as 540 25th Avenue in Bellwood. Trustee Ciavattone moved, seconded by Trustee Holman.

The results of the roll call vote are as follows:

Ayes:	5	Trustees Ciavattone, Holman, Delgado, and Nightengale
Nays:	0	
Abstain:	0	
Absent:	1	Trustee Boston

Mayor Harvey requested a motion to approve an Ordinance regarding the Land Donation Agreement for the property commonly referred to as 540 25th Avenue. Trustee Holman moved, seconded by Trustee Ciavattone.

The results of the roll call vote are as follows:

Ayes:	5	Trustees Ciavattone, Holman, Delgado, and Nightengale
Nays:	0	
Abstain:	0	
Absent:	1	Trustee Boston

Ordinance 22-08

- A. A Resolution Approving and Authorizing the Execution of an Agreement by and between the Village of Bellwood and Cannon Cochran Management Services, Inc.

Ordinance 22-09

- B. A Resolution Approving and Authorizing the Execution of an Agreement by and between the Village of Bellwood Core and Main, LP.

Unfinished Business:

None.

Public Comment:

Madeline McGhee – My question to Mayor and the Board, why is Bellwood donating land to Bellwood and residents know nothing about it until after it's voted on? Nothing is mentioned to the residents. Our property taxes are continuously going up. How do the residents of Bellwood benefit from all of this donation? When the residents ask for something, nothing happens but it's what you want, that to me sounds authoritarian and that's not fair to the residents who's continuously paying all these higher taxes. So, can you answer that for me please?

Mayor – That was a long question. I'm going to answer your question with a question. Which properties were donated? **Madeline** – You're donating Walgreens. **Mayor** – That's one property. You said there were many properties donated. **Madeline** – you donated where the water reclamation is putting the big hole.

Peter Tsiolis and Mayor – That's not true. **Peter** – That was private property. The village had nothing to do with that property. **Madeline** – Thank you for that correction of the big hole in the ground.

Mayor – It's just one property. You said many, so I had to figure out in my head many.

Madeline – Are there other properties that have been donated? The Quick Trip was that just taken from the owners.

Mayor – the landowners sold their property. That was a private transaction. So now I'll try to do some clarification on that piece of property that was bought by the village, so the village owns it we get zero taxes off of it. If we donate it to a developer, we get taxes for the next umpteen years, so it goes from zero dollars to many dollars. It's helping you as a taxpayer not to raise your taxes because now they're going to pay taxes on the property, a lot of taxes too.

Madeline – There's an article in the paper that Bellwood is giving them thirteen million dollars. I just want clarity.

Mayor – The article is correct. The village of Bellwood is giving them a ten-million-dollar loan and they'll pay it back, so we're not giving them anything and they will pay taxes on property that wasn't generating taxes and it will generate way more taxes than it would being a vacant property, which is what it's been for the last ten - fifteen years. This is a benefit for the residents. I'm glad Michael Romain is in the audience because I need to talk to him anyway cause there's an error in his article that the village is giving them a 6b tax break. We're not giving them a 6b tax break at all, they're gonna pay full load and taxes.

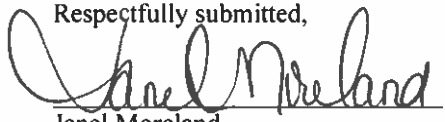
Madeline – Are they're paying interest on the loan that you're giving them?

Peter – Yes, they have to pay interest. There's a loan doc that goes along with it just like a bank loan. It's in a TIF district, developers usually ask for TIF incentives, the course of their development they're gifted. This isn't a gift. This is a major win for the village. The incentive is there's a loan that they're gonna have to pay back. You've been coming meeting after meeting saying how that Walgreens spot has been vacant and we kept telling you that we can't develop it. This is going to put money back on the tax roll and put seniors in a beautiful state of the art housing. It's a great deal for the village of Bellwood from that aspect. There are no tax breaks from the village there's no 6b. It's not thirteen million.

Mayor – Ms. MaGhee, you have direct pipeline to my office. You can call and talk to Peter anytime. Me and this board are here for the betterment of the village of Bellwood. We are not going to let people come in rob, steal, or take and leave us blind.

Mayor Harvey requested a motion to adjourn the Board meeting. Trustee Ciavattone moved, seconded by Trustee Holman to adjourn the meeting. Upon a voice vote, the motion carried unanimously. Mayor Harvey declared the meeting adjourned, with no further business to come before this Board, this meeting stands adjourned at 3:39 p.m. After adjournment mayor asked Michael Romain, "can you come to my office because Peter wants to give you some information and photos for correction in the article."

Respectfully submitted,



Janel Moreland
Village Clerk