

Village of Dolton Board of Trustees  
Meeting of the Committee of the Whole  
*Virtual Meeting Via Zoom – Livestream on YouTube*  
Monday, June 15, 2020

CALL TO ORDER Mayor Riley H. Rogers called the Meeting of the Board of Trustees to order at the new village hall at 6:35 p.m.

ROLL CALL The following trustees were present: Tammie Brown, Deborah M. Denton, Tiffany Henyard, and Edward Steave. Trustee Andrew Holmes entered the meeting at 6:46 p.m. Trustee Jason House entered the meeting at 7:40 p.m. Trustee Brown was absent.

Also, present: Village Clerk Mary Kay Duggan, Village Attorney John B. Murphey, Village Administrator and department heads. Village Engineer Ronald E. Smith was absent.

A quorum was present.

PLEDGE OF  
ALLEGIANCE/  
PRAYER

Prayer was led by Trustee Denton.

#### GENERAL ANNOUNCEMENTS

Village Clerk Mary Kay Duggan noted that the next scheduled regular board meetings are July 20<sup>th</sup> and August 3<sup>rd</sup>.

Trustee Henyard announced county covid-19 statistics for Dolton to date. In response to Trustee Henyard's questions, Chief Ernest Mobley confirmed that the police station has been thoroughly cleaned twice and that officers are wearing personal protection equipment in their encounters with the public. In response to Trustee Henyard's questions regarding policy and procedures on use of force, Chief Mobley said that is part of department training every year as mandated by the Illinois Police Training Board.

Mayor Rogers declined to answer Trustee Henyard's questions about employee pay raises at this meeting. Trustee Henyard responded that the mayor should advise the Board of Trustees on pay raises, and that they should be reflected in the payroll register.

#### ORDER OF BUSINESS *(Discussion Only)*

1. Resolution No. 20-  
Supporting a Proposed Class 8 Classification for Certain Property Within the Village of Dolton – 15339 Chicago Road (Modern Way Cleaners)

Mayor Rogers said that it was his understanding that the property would be converted for use as a store offering food and other products at wholesale prices. There was a consensus to approve the resolution at the next voting meeting. Trustee Holmes added that the village should ensure that Dolton residents are being hired. Mayor Rogers noted that he had required this before, and that village unemployment rates had been lowered from 17.6 percent to 5.6 percent in his first term as mayor.

2. Proposal by Fresh Start for 300 W. Sibley Blvd.

Trustee Henyard introduced Attorney Dan Garbis, on behalf of Fresh Start Grocers, the proposed developer of a wholesale/retail food "hub". Attorney John Murphey noted that per his memo to the mayor and trustees, the next step is to get the TIF (Tax Increment Financing) consultant paid to receive its final report. In addition to an arrearage of approximately \$6,000, an additional \$5,000 is due, of which the developer has agreed to pay \$2,500. Attorney Murphey suggested that the developer, Mr. John Kapadoukakis of Fresh Start, then make a formal proposal to the board. In response to Mayor Rogers' question about rehabbing the property, Attorney Garbis said that Fresh Starts is in the process of securing \$4 million in financing, to be reimbursed by the TIF District. The focus of the business would be on produce and meats at wholesale prices. Attorney Murphey reminded the board that under its settlement agreement with the former owner of the property, the majority of the space must be dedicated to retail sales to generate sales taxes. Attorney Garbis added that there are also plans for a full service restaurant and doughnut shop. In response to Mayor Rogers' question, Attorney Murphey confirmed that if the settlement agreement is not followed, the developer's TIF reimbursement would be revoked. Attorney Garbis noted that the settlement agreement permits up to 25 percent of the property for wholesale use. In response to Mayor Rogers' question, Attorney Murphey confirmed that the agreement with the developer will provide for the village's inspection.

3. Ironheart Drones: Use of Drones for Medicine Drop Off

Trustee Henyard introduced Ms. Jocelyn Floyd, founder of Ironheart Drones, who addressed the board: In response to the covid-19 pandemic, Ironheart has approached Walgreens about implementing pharmaceutical delivery by drones to nursing homes and senior living facilities in the village. The operation would be fully funded by Walgreens. A similar program has been implemented in Florida. Discussion followed on potential FAA and state and local licensing requirements, as well as logistical issues. Trustee Henyard said that she had spoken with management of the Walgreens in Dolton and they were supportive. Ms. Floyd added that Ironheart can do collaborative calls with Walgreen's executive team and the FAA. Mayor Rogers noted that he has a contact at Walgreen's executive level. No board action is needed at this time.

4. Request for Proposals (RFP): Purchase of Melanie Fitness Center

Trustee Steave noted that sale of the Melanie Fitness Center had been previously discussed, and he was asking for a consensus to move forward with issuing an RFP. There was a consensus to issue the RFP.

CITIZENS ADDRESS

Giavonni Nickson, Communications Director, reported that no comments were posted in chat box.

ADJOURNMENT

There being no further business before the Board of Trustees, on a motion by Trustee Denton, second by Trustee Steave, to adjourn the Meeting of the Committee of the Whole, Mayor Rogers asked for a roll call to adjourn.

ROLL CALL

AYES: 5 Trustees Denton, Henyard, Holmes, House, Steave

NAYS: 0

ABSTAIN: 0

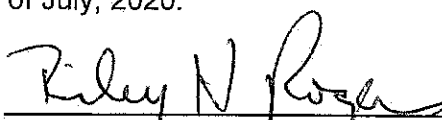
ABSENT: 1 Trustee Brown

Motion passed.

The meeting was adjourned at 7:43 p.m.

  
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MARY KAY DUGGAN, Village Clerk

APPROVED by the Board of Trustees this 20th day of July, 2020.

  
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RILEY H. ROGERS, Mayor