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Alderwoman Gazal asked if there are other municipalities that use this program? Zoe commented that there is not. This company is based out of Boston, Massachusetts and is just starting to branch out. She commented that this program is amazing and very easy to navigate. The program even has a place where you add police calls and they also tag empty commercial properties on the website, which is good for any potential investors and developers. Alderwoman Gazal asked if there is training. Zoe commented that remote training is included in the price. Alderwoman Gazal asked how we will advertise this to the public. Zoe commented that once this is live, we will notify are currently registered properties by mail letting them know you now will be registering through this portal. Zoe also commented that we will still be managing any code enforcement or rentals that come through the office. Zoe stated that we can decide what information we would like to put on the website.

Alderperson Oberlin commented that as per the rating system, this may not be something we may want to put on the site. Attorney Mike Stiff stated that it is all on how it is codified and there is potential to be problematic, but he will look at it to see if there is anything that will be a problem to the city. Zoe commented that we can choose to not put any code enforcement in the program and then six months down the road add it if we would like at no extra cost. Alderperson Oberlin asked Zoe if she was comfortable navigating through the program. Zoe commented that she had no problem navigating through the program and she is very pleased with it. The Building Commissioner commented that we can add inspections to the software, as well.

Alderwoman Gazal commented that Building Commissioner Don Seeman and Building Administration Clerk Zoe Gates are such hard working dedicated people and she stated Commissioner Seeman has done so much in the little time he has been here in the city. She also commented that they are constantly go, go, go and she is very thankful for them. The Building Commissioner commented that they have a good team in the Building Department.

Alderman Dyke commented that he has called Commissioner Seeman on a Friday night regarding something, and he went out there to check it out and talk to them.

Mayor Soliman asked for an informal vote to implement the Tolemi BuildingBlocks program.

AYES: Ald. Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.

NAYES: None

ABSENT: None.

Mayor Soliman stated that this will be on the regular agenda for August 7, 2023.

TOPIC: ProChamps Discussion

Mayor Soliman commented that we were notified that ProChamps has filed for bankruptcy. He commented that we have used ProChamps since 2019 on our foreclosure properties. This has been turned over to our City Attorney Mike Stiff. Attorney Stiff commented that they came onboard in 2019 and in February Ordinance #1802 was recorded and this created a registration of defaulted mortgage properties and then a Resolution with ProChamps was created. Attorney Stiff commented from his understanding that the agreement has no

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financial contractual obligation with the city and the city received a portion of the revenue generated through ProChamps. Attorney Stiff verified that bankruptcy is in the process. Attorney Stiff commented to his understanding we have received some money from ProChamps since 2019. Mayor Soliman commented it was somewhere around \$80,000.00 in the last five (5) years. It was decided to bring to council that we received two inquiries from other companies regarding whether we will be using another vendor or not. We are at a point where the staff needs to know if we are going with another vendor.

Stan Urban who was with ProChamps was in the audience and approached the podium. Stan commented that he joined ProChamps in 2017 and in 2020 himself along with seventeen (17) other employees were notified that they were no longer needed with ProChamps. He commented that ProChamps was started in 2008 by two gentleman who built a great product who joined a hedge fund company in 2019 who approached them and wanted to buy the company for \$12,000,000.00 and signed the deal. They did not realize they gave away sixty percent of the company to a hedge fund. This hedge fund company started terminating employees. In 2019 when they terminated the General Counsel, he started his own company called HERA.

Stan commented that HERA does the exact same thing that ProChamps did. He commented that since June 16, 2023 HERA has signed up sixteen (16) communities. He is offering the program to the city, and they do not recommend the public look at it since it only grabs the flippers of properties and the real estate brokers.

Mayor Soliman commented that in the past several weeks he received information from competitors.

Stan commented that there are eight people employed with HERA that were employed with ProChamps who know the needs of the communities.

Alderpersion Oberlin commented that she just got the packet tonight and has not had a chance to look at it.

Mayor Soliman commented that this will be back on the agenda for July 31, 2023.

TOPIC: City Apparel for Appointed Officials

Mayor Soliman commented that he was asked by a city appointed official about receiving a city shirt. He commented that most appointed officials are nominally reimbursed for their services. It was stated that the Plan Commission has seven (7) members, the Civil Service Commission has three (3) members, the Liquor Commission has two (2) members, the Police Pension Commission has two (2) members, and the Joint Review Board for the TIF District Representative has one (1) member who is not reimbursed. This is fifteen (15) individuals who are appointed by the mayor with the consent of the City Council.

Alderpersion Oberlin commented that Plan Commission members and others go to events that represent the City of Crest Hill and feels they should have a shirt, also. Other Council members agreed that they should have a shirt as well.

Mayor Soliman commented that the first shirt was paid for by the city and then all other shirts would be purchased by the employee, which is approximately \$43.00. He asked are we offering the same to the commissioners.

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Alderman Jefferson asked what type of fence will be installed. It was commented that the back would be a solid vinyl fence and the front would be a black faux wrought iron fence.

Steve Gulden thanked Maura Rigoni for all her assistance with this project.

Alderwoman Gazal commented that there were a lot of residents that were against this project. She also commented that after the meeting at City Hall with the residents they went home and decided this was the best option for that corner and they were no longer against this project. She commented that the other concern was maintenance, and they were told they will have landscapers to keep it looking good constantly.

Alderman Cipiti asked for clarification on the height of the vinyl fence. Steve commented that the vinyl fence will be eight feet in height.

Mayor Soliman asked for an informal vote:

AYES: Ald. Gazal, Jefferson, Vershay, Dyke, Kubal, Cipiti, Oberlin.

NAYES: None.

ABSENT: Ald. Albert.

TOPIC: ProChamps Replacement

City Attorney Mike Stiff commented that he reviewed the contract that was presented by Stan Urban from the last meeting, and stated it was a very similar contract as ProChamps and had nothing more to add to the contract. He commented that he did reach out to the emails that were received but they were not looking for replacement they were actual entities that work with the banks and wanted to know how to keep complying with the city's ordinance. He informed them that he would let them know once the city decides on the direction they will be taking.

Alderman Oberlin commented that we had no problem with the prior company, and this is like the prior company and see no problems.

Alderwoman Gazal commented that she doesn't disagree but felt we need to look at more companies and compare. Mayor Soliman commented that we have worked with Mr. Urban in the past and felt we should continue with the HERA Company since we know who is representing them.

Alderwoman Gazal asked how long this company has been in business. Alderman Cipiti commented that they were a new company, but most employees have come from ProChamps and have the experience.

Mayor Soliman asked for an informal vote:

AYES: Ald. Oberlin, Cipiti, Kubal, Dyke, Vershay, Jefferson, Gazal.

NAYES:

ABSENT: Ald. Albert.

TOPIC: Plan Commission Text Amendment

Interim Planner Maura Rigoni commented that this request was before the Plan Commission and received a favorable recommendation to the Text Amendment. The Text

