

EXECUTIVE SESSION

March 24, 2014

Reason for Executive Session: Property Acquisition

Motion by Abernathy, seconded by Meier to convene an Executive Session on March 24, 2014 at 1000 North Midlothian Road, Mundelein to discuss land acquisition pursuant to 5 ILCS 120, Section 2(C)(5). Upon roll call vote, the vote was as follows: Ayes: Abernathy, Meier, Sullivan, Voss, Semple and Kim; nays: none; absent and not voting: none. Motion carried.

Mayor Lentz called the Executive Session to order at 8:12PM.

Call to Order

Clerk Timmerman took the roll. It indicated these members present: Trustees Abernathy, Kim, Meier, Semple, Sullivan and Voss. Village attendance: Village Administrator Lobaito, Director of Finance Haywood and Attorney Marino.

Attendance

Village Administrator Lobaito stated that he has received a letter from Pat McGrath, the property owner, proposing \$192,000. He has also received a letter from Mr. McGrath's appraiser. This shows a fair market value of \$190,000, a disposition value of \$145,000 and a liquidation value of \$95,000. The village's appraisal is \$150,000.

Property at Southwest Corner of Park Street and Seymour Avenue

A discussion followed on comparable property values, back taxes and the possibility of a short sale. The discussion then turned to the issue of parking in the downtown area and whether the village has an obligation to provide it, since that is currently the main use for this property.


Mayor Lentz sought a consensus on whether the village should continue to pursue this property at \$150,000. Trustees Sullivan, Voss and Semple agreed while Trustees Abernathy, Meier and Kim disagreed. Mayor Lentz added his agreement.

Attorney Marino suggested the village explore a breakdown of the \$192,000 offer to see what it includes other than the value of the property, such as fees or interest. Village Administrator Lobaito will pursue this.

Motion by Voss, seconded by Abernathy to adjourn the Executive Session. Upon roll call vote, the vote was as follows: Ayes: Voss, Abernathy, Kim, Sullivan, Semple and Meier; nays: none; absent and not voting: none. Motion carried.

Adjournment

The Executive Session was adjourned at 8:55PM.



Village Clerk

EXECUTIVE SESSION

June 9, 2014

**Reason for Executive Session: Firefighter Collective Bargaining;
Property Acquisition – 460 North Seymour Avenue (McGrath)**

Motion by Kim, seconded by Meier to convene an Executive Session on June 9, 2014 at 1000 North Midlothian Road, Mundelein to discuss personnel pursuant to 5 ILCS 120, Section 2(C)(1) and land acquisition pursuant to 5 ILCS 120, Section 2(C)(5). Upon roll call vote, the vote was as follows: Ayes: Kim, Meier, Voss, Sullivan and Semple; nays: none; absent and not voting: Abernathy. Motion carried.

Mayor Lentz called the Executive Session to order at 9:08PM.

Call to Order

Clerk Timmerman took the roll. It indicated these members present: Trustees Kim, Meier, Semple, Sullivan and Voss. Village attendance: Village Administrator Lobaito, Assistant Village Administrator Flynn, Chief Sashko, MFD; Director of Finance Haywood and Attorney Marino. Also present were Attorney Jill Leka and Human Resources Director Maley.

Attendance

Village Administrator Lobaito notified the board that arbitration between the Village of Mundelein and IAFF is scheduled for June 19, 2014. As the Village's final offer for interest arbitration is prepared, the bargaining team is seeking authority for a number of economic issues.

Firefighter Collective
Bargaining

Attorney Leka stated that firefighters and police in Illinois cannot strike but rather have the option of interest arbitration with a neutral arbitrator if mediation is unsuccessful. Attorney Leka then explained the process of arbitration and the possible outcomes, stressing that the bargaining team is trying to steer a middle course.

Attorney Leka outlined the four economic issues for which the board's authority is sought: 1) Wages (cost-of-living increases to be consistent with police and a one-time award of an additional step to better align with comparable communities); 2) Health Insurance Premiums (maintain employee cost share percentages); 3) Sick Time Accrual and Payout at Retirement (maximum sick time accrual increased to 111 days and maximum payout at retirement increased to 27 days); and 4) Holiday Pay (overtime of 1.5 times rate of pay for two recognized holidays).

Mayor Lentz inquired about the number of firefighters affected by this and Attorney Leka replied that it is 15. Mayor Lentz also inquired about the economic impact to the village and Director of Finance Haywood provided this. Mayor Lentz further stated that it is disheartening to have reached this point and Attorney Leka concurred, stated that the bargaining team's best efforts seem to have fallen on deaf ears during this very challenging process.

Firefighter Collective
Bargaining (continued)

A consensus was reached to authorize the four economic issues as part of the Village's final offer for interest arbitration.

Attorney Leka, Chief Sashko and Human Resources Director Maley departed at 9:50PM.

460 North Seymour
Avenue (McGrath
Property)

Village Administrator Lobaito stated that Mr. McGrath has been communicating with the village and that the bank is requesting a purchase and sale agreement. Attorney Marino explained that this would be an offer to purchase the property for a clean title and that it is, in essence, a short sale. Attorney Marino suggested 10 business days for the time frame in the purchase and sale agreement. He also stressed that providing the purchase and sale agreement does not mean this is a "done deal."

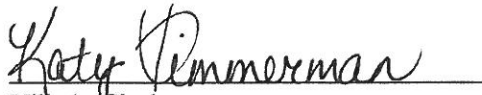
A discussion followed on pursuing the purchase of this property. Trustees Semple, Sullivan and Voss expressed a desire to continue the process, while Trustees Meier and Kim conveyed their disapproval. Mayor Lentz also communicated his interest in pursuing the property.

A consensus was therefore reached to direct staff to prepare a purchase and sale agreement for the property at 460 North Seymour Avenue.

Adjournment

Motion by Semple, seconded by Voss to adjourn the Executive Session. Upon roll call vote, the vote was as follows: Ayes: Semple, Voss, Kim, Meier and Sullivan; nays: none; absent and not voting: Abernathy. Motion carried.

The Executive Session was adjourned at 10:06PM.


Village Clerk