

**CALL TO ORDER**

Mayor Lentz called the Executive Session to order at 7:35PM to discuss land acquisition or sale of property pursuant to 5 ILCS 120, Section 2(C)(5) and minutes pursuant to 5 ILCS 120, Section 2 (c)(21).

**Motion** to convene the Executive Session

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Dawn Abernathy, Trustee
<b>SECONDER:</b>	Scott Black, Trustee
<b>AYES:</b>	Rekus, Russell, Black, Abernathy, Meier, Semple

**ATTENDANCE**

Clerk Timmerman took the roll. It indicated the following:

Board Attendance

**PRESENT:** Trustees Abernathy, Black, Meier, Rekus, Russell and Semple; Mayor Lentz

**ABSENT:** None

Village Attendance

**PRESENT:** Public Works & Engineering Director Boeche, Finance Director Haywood, Attorney Marino and Assistant Village Administrator Vadopalas

**EXECUTIVE SESSION MINUTES REVIEW**

Attorney Marino stated that he and Village Administrator Lobaito have reviewed Executive Session minutes and recommend releasing the following minutes: February 9, 2015 regarding personnel and property acquisition; September 14, 2015 regarding land acquisition; October 12, 2015 regarding personnel and land acquisition; and February 27, 2017 regarding land acquisition.

In addition it was determined that the following minutes be held for future review: August 25, 2014 regarding land acquisition and litigation; September 8, 2014 regarding land acquisition and litigation; October 13, 2014 regarding land acquisition and litigation; December 8, 2014 regarding Executive Session minutes review, land acquisition, litigation and personnel; March 23, 2015 regarding land acquisition and litigation; May 11, 2015 regarding litigation and personnel; June 22, 2015 regarding land acquisition, litigation and personnel; August 24, 2015 regarding land acquisition and litigation; November 9, 2015 regarding litigation; November 23, 2015 regarding Executive Session minutes review, property acquisition and litigation; January 11, 2016 regarding personnel, land acquisition and litigation; February 22, 2016 regarding land acquisition and litigation; April 11, 2016 regarding litigation; May 9, 2016 regarding land acquisition and litigation; May 23, 2016 regarding land acquisition and litigation; July 11, 2016 regarding land acquisition and litigation; August 8, 2016 regarding land acquisition; August 29, 2016 regarding land acquisition and personnel; November 14, 2016 regarding land acquisition and personnel; January 23, 2017 regarding litigation; February 13, 2017 regarding litigation, land acquisition and Executive Session minutes review; April 24, 2017 regarding land acquisition; May 8, 2017 regarding

litigation; May 22, 2017 regarding litigation, land acquisition and personnel; June 12, 2017 regarding litigation and land acquisition; August 14, 2017 regarding land acquisition.

Attorney Marino reported that a Resolution will be prepared for the next meeting.

Trustee Black requested further clarification on holding/releasing minutes and Attorney Marino provided this.

#### **NATUS PROPERTY - ONE BIO LOGIC PLAZA**

Assistant Administrator Vadopalas showed the concept plan for the Natus property and explained that staff is exploring the possibility of incorporating it into the future Public Works facility as office space. He stated that staff is looking for authorization to move forward with the discovery process.

Public Works & Engineering Director Boeche detailed the property already owned by the Village and noted that an architect has determined that the buildable half of the 16-acre Natus property could be incorporated into the Public Works facility. Director Boeche stated that the Natus building could be divided into 13,000 sq.ft. of office space and 13,000 sq.ft. of warehouse space and noted potential cost savings compared to building an entirely new facility. He noted that the current asking price is \$1.6 million but added that staff would expect to pay significantly less than that. He concluded by asking for authorization to obtain an appraisal on the Natus building as the next step in the discovery process.

Trustee Abernathy asked if the current plan is to consolidate all Public Works facilities into one and Director Boeche replied affirmatively.

Trustee Black noted that the math suggests purchasing the property would be a good deal. Director Boeche concurred, adding that owning this property would eliminate the need for constructing an access drive.

Trustee Rekus asked about plans to sell current Public Works facilities once a new one is constructed. Director Boeche noted that the main facility on Crystal, the old firehouse on Seymour and 428 N. Chicago would be sold.

Trustee Rekus cautioned that there is no need to purchase property simply because it becomes available, referencing the Anatol building. Director Boeche agreed, stressing the importance of due diligence and determining the value of the Natus building to ascertain feasibility and cost effectiveness. He also noted the possibility of freeing up some space for a much-needed playground in the area.

Trustee Abernathy expressed concerns about funding, asking about the source of money. Finance Director Haywood replied that there would be a mortgage (issuing a new 30-year bond) and noted that the fire department and police station bonds will come off in December of 2019.

Trustee Meier noted the benefits of having control over this property. She also asked if another buyer of the Natus property would be aware of the Village's future Public Works facility plans in the area, citing potential problems with right-of-way or other legal issues. Director Boeche confirmed that there would be no need to obtain right-of-way from another owner.

Assistant Administrator Vadopalas interjected that Natus has a sale condition that they be allowed to remain in the building and pay rent for 12 months.

Trustee Black asked about the cost of an appraisal and Assistant Administrator Vadopalas replied that it is \$2,000.

Trustee Abernathy asked if residents really care about a new \$16 million Public Works facility and stated that perhaps money should be spent on fixing flooding issues in the Village. Mayor Lentz replied that flooding will be discussed in the upcoming Strategic Planning session.

The Trustees reached a consensus to have an appraisal done. Trustee Black asked when an architect will be engaged to determine feasibility and Director Boeche replied that a meeting is scheduled for next week.

#### ADJOURNMENT

**Motion** to adjourn the Executive Session

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Dawn Abernathy, Trustee
<b>SECONDER:</b>	Ray Semple, Trustee
<b>AYES:</b>	Rekus, Russell, Black, Abernathy, Meier, Semple

The Executive Session was adjourned at 8:17PM.

*Katy Timmerman* By *Peter Vadopalas*, Deputy Clerk  
Village Clerk