

**CALL TO ORDER**

Mayor Lentz called the Executive Session to order at 8:53PM to discuss land acquisition or sale of property pursuant to 5 ILCS 120, Section 2(C)(5).

**Motion** to convene the Executive Session

<b>RESULT:</b>	<b>CARRIED [UNANIMOUS]</b>
<b>MOVER:</b>	Dawn Abernathy, Trustee
<b>SECONDER:</b>	Robin Meier, 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

**NATUS MEDICAL BUILDING PURCHASE - ONE BIO-LOGIC PLAZA**

Public Works & Engineering Director Boeche provided an overview of the project, reminding the Board that they had previously discussed the purchase of this property for a future Public Works facility. He shared specifics of the completed appraisal and architect's opinion, which prove that it is more cost effective to purchase and make accommodations to this property than to build an entire new facility. Director Boeche then provided information regarding costs (appraisal was \$1.61 million, while the asking price is \$1.69 million), stating that staff feels the cost savings in the construction more than offset the purchase of the existing facility. He then sought input and direction from the Board.

Trustee Rekus asked if all the current Public Works buildings could be sold and Director Boeche replied affirmatively. Mayor Lentz explained that the Board needs to come to an understanding on a maximum purchase price for Administrator Lobaito's negotiating purposes. Trustee Black inquired about a timeline and Director Boeche replied that the Village offers a unique flexibility compared to most other buyers.

Finance Director Haywood provided information on funding from retiring bonds, as well as a new bond. A discussion on funding of 2018 projects followed.

Trustee Rekus inquired about reasons for moving Public Works. Trustee Semple explained that a previous Board decided years ago that relocating Public Works was necessary to spur downtown development, with the added benefit of increasing efficiency by consolidating Public Works facilities.

Trustee Abernathy asked about the \$3 million the Board budgeted in 2013 for Seavey improvements and Director Haywood replied that it is in the Village's \$11 million reserves. Director Boeche also provided information on future Seavey needs.

The Board reached a consensus for Administrator Lobaito to begin negotiations at \$1.65 million.

Director Boeche departed the meeting at 9:16.

#### **PROPERTY ACQUISITION - MUNTZ AND PARK PROPERTIES**

Trustee Meier asked if the Village would ever consider development in this area. Mayor Lentz explained that development would not take place if Mr. Muntz makes a land donation.

Mayor Lentz referenced the 2018 Project and Funding List provided by staff, stating that it appears the money for purchasing these properties is available. He noted that 602-614 S. Lake Street was appraised at \$600,000 and 516 S. Lake Street was appraised at \$1,150,000. He further noted that demolition is estimated to be \$111,450 for a total cost of \$1,861,450.

Trustee Abernathy stated that she is ok with funding a new public works building, the pedestrian bridge at the Metra Station, and the US Music property purchase through a new bond issue but not the Muntz/Park properties. She stressed that the Village cannot keep spending money. Mayor Lentz countered that it's important to keep improving the community.

Trustee Russell suggested talking to Mary Ann Rouse (owner of Bill's Pizza), pointing out that the Village purchasing the Muntz/Park properties next door would benefit her business. Mayor Lentz surmised that talking to Ms. Rouse would increase the complexity of the project.

Trustees Abernathy, Black, Meier and Russell stressed that they do not support purchasing these properties if the plan is to then donate them to the Park District. Trustee Russell added that the \$2 million in contingency included in the new bond issue should be saved for pension increases, while Trustee Rekus stated that contingency funding is included for unforeseen costs.

Trustee Russell stated that he sees value in buying and improving these properties but demanded that a standard be set for not raising taxes.

Attorney Marino interjected that the Board is only authorizing Administrator Lobaito to negotiate and come back with an offer, which the Board could either accept or reject. He added that there is no compelling reason to purchase the properties now, advising the Board to authorize Administrator Lobaito to start low and negotiate up to the appraised values.

Mayor Lentz sought a consensus on having Administrator Lobaito begin negotiations. Trustees Rekus, Black, Meier and Semple gave their approval. Trustee Russell agreed with the stipulation that the land would not be given to the Park District and that the Board would make a commitment to living within their means. Trustee Abernathy voted no.

Trustee Russell inquired about the current businesses and residents in the buildings. Attorney Marino confirmed that copies of leases will be needed, and that perhaps all leasees could stay until their leases run out.

**ADJOURNMENT**

**Motion** to adjourn 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

The Executive Session was adjourned at 9:51PM.

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