

Minutes of the Executive Session
March 4, 2014
Vogt Conference Room

7C

The Village Clerk announced that this Executive Session is now being recorded.

Motion was made by Trustee Seaman, seconded by Trustee Staunton, to call this Executive Session to order at 8:24 p.m.

A roll call was taken:

In attendance and responding to roll call: E. Zabrocki, Mayor
P. Rea, Village Clerk
D. Seaman, Village Trustee
B. Maher, Village Trustee
T. Staunton, Village Trustee
P. Leoni, Village Trustee
T. J. Grady, Village Trustee

Absent: G. Hannon, Village Trustee

Staff Present: M. Mertens, Interim Village Manager
S. Tilton, Assistant Village Manager
T. Melody, Village Attorney
D. Walsh, Village Attorney

The purpose of this Executive Session was to discuss the purchase of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

Interim Village Manager Mertens provided an overview of the letter from the State of Illinois CMS regarding the availability of the 280 acres represented in the old Mental Health and Howe Development Centers. The State submitted a sixty (60) day notification letter on February 18, 2014. Within that timeframe, the Village would need to acknowledge their interest and purposes for redevelopment. The State is estimating the property value at \$4,164,296.

A Phase I study was presented as provided by Environmental Consulting Group from 2013. This study was provided by Jones, Lang LaSalle who performed one of the appraisals utilized by the State to come up with the purchase price. The Phase I results were reviewed and discussed with the Village Attorney. He highlighted the potential risk and transfer of clean up liability to the purchaser contracted from the State.

Upon discussion, the consensus of the Village Board was to direct staff to schedule a meeting with State Representatives to include Mayor Zabrocki, Clerk Rea and Trustee Seaman, Finance Chair along with the Village Attorney to begin negotiating a purchase contract using an extended due diligence timeframe. During this timeframe, the Village will consider moving forward with a Phase I and Phase II assessment.

Additionally, staff was directed to consider a Phase I and Phase II study on the balance of the Village owned property within the redevelopment area and to have the Village Attorney review the restrictions on the Village owned land within that redevelopment area.

Motion was made by Trustee Seaman, seconded by Trustee Maher, to adjourn this Executive Session.
Vote on roll call: Ayes: Seaman, Maher, Staunton, Leoni, And Grady. Nays: None. Absent: Hannon.
Motion carried and this Executive Session was adjourned at 9:36 p.m.

MSM:jc