

MINUTES OF THE EXECUTIVE SESSION
Of the
Committee of the Whole
June 9, 2009
8:44 p.m.

Members Present: E. Zabrocki, Village President
P. Rea, Village Clerk
D. Seaman, Village Trustee
G. Hannon, Village Trustee
M. Bettenhausen, Village Trustee
B. Maher, Village Trustee
T. Staunton, Village Trustee
P. Leoni, Village Trustee

Staff Present: S. Niehaus, Village Manager
M. Mertens, Assistant Village Manager
S. Tilton, Assistant Village Manager
B. Bettenhausen, Village Treasurer
T. Melody, Village Attorney

LAND ACQUISITION

Item #1 - Land Purchase from Lincolnway High School District - Trustee Hannon updated the Committee on the ongoing negotiations with Lincolnway High School District for the purchase of 71 acres of property at an approximate cost of \$.75 million. He also advised the Committee of a possible sale of this property to the Walmart Corporation. This sale would be contingent upon meeting a special site plan, traffic pattern and architectural standards. Upon discussion, the Committee's recommendation was to direct staff to negotiate congruently with Lincolnway on the purchase of the property and Walmart on the sale of the 71 acres for approximately \$7.5 million, with the highlighted conditions as well as a close/close option with Walmart Corporation so as not to place a financial burden on the Village for carrying the cost. Upon further discussion, this item will be brought back to the Committee for additional direction.

Item #2 - Land Acquisition from Interstate Commercial - Trustee Bettenhausen provided an overview of the land acquisition discussion with Interstate Commercial for approximately three (3) acres of land east of Convention Center Drive. Also discussed was the current "no build" line and the possible transfer of outlot buildings to Interstate Commercial. Trustee Bettenhausen highlighted the goals for the Convention Center expansion for discussion purposes. These included timing of construction, site plan layout, private development, TIF revenue and expense and risk of incentives or lack thereof. The Committee discussed five (5) options for purchase through legal action with regard to the Interstate Commercial property and the "no build" line. Upon discussion, staff was directed to continue negotiations with Interstate Commercial to either buy Interstate Commercial out completely, with the Village gaining full control of the land and removal of the "no build" line, or offering the \$1 million incentive for the release of the "no build" line.

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Upon reviewing further information, the Village Board will be provided with additional details.

PERSONNEL - At this time, Mayor Zabrocki requested Village staff leave the Executive Session.

Motion to adjourn was made by Trustee Maher, seconded by Trustee Bettenhausen, to adjourn this executive session. Vote on roll call: Ayes: Zabrocki, Seaman, Hannon, Bettenhausen, Maher, Staunton, Leoni. Nays: None. Mayor Pro-tem Hannon declared motion carried and adjourned the Executive Session at 10:16 p.m.