

Minutes of the Executive Session of the Committee of the Whole
May 12, 2015
7:00 p.m.
Fulton Conference Room

Motion was made by Trustee Vandenberg, seconded by Trustee Maher to move to Executive Session to discuss

- a) The purchase or lease 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
- b) The setting of a price for sale or lease of property owned by the public body.

Vote on roll call: Ayes: Zabrocki, Seaman, Maher, Grady, Pannitto, Vandenberg, Younker. Nays: None. Absent: None. Mayor Pro Tem Seaman declared the motion carried and this meeting was adjourned to Executive Session at 8:46 p.m.

Village Clerk, Patrick Rea, announced that this Executive Session is now being recorded.

A roll call was taken:

In attendance and responding to roll call:

- E. Zabrocki Village President
- P. Rea, Village Clerk
- D. Seaman, Village Trustee
- B. Maher, Village Trustee
- T. Grady, Village Trustee
- M. Pannitto, Village Trustee
- J. Vandenberg, Village Trustee
- B. Younker, Village Trustee

Absent: None

Others Present:

- D. Niemeyer, Village Manager
- M. Mertens, Assistant Village Manager
- B. Bettenhausen, Village Treasurer
- I. Baker, Director Economic Development
- T. Melody, Village Attorney
- D. Walsh, Village Attorney
- T. Hanhe, Tetra Tech

The Assistant Village Manager presented an overview of the Phase I and Phase II Environmental Report as supplied by Tetra Tech. He also provided a summary of the per foot cost estimate of the land at the State's appraised price as well as the square footage cost with the inclusion of the possible environmental and demolition costs. Tom Hanhe provided a detailed overview of the environmental findings; including the challenges and risks involved with the environmental clean up on the property. He advised the Board that he received bids for the building demolition and asbestos removal and was confident on the accuracy of those numbers. The environmental clean up estimated at \$2.8 million was an engineering estimate and could vary based upon variables within the field. Upon discussion, the direction of the Committee was to have staff formalize an appraisal of the property to compare against the purchase price.

Motion was made by Trustee Pannitto, seconded by Trustee Maher to adjourn this Executive Session and reconvene the Special Committee of the Whole meeting. Vote on roll call: Ayes: Seaman, Maher, Grady, Pannitto, Vandenberg, Younker and Zabrocki. Nays: None. Absent: None. Mayor Pro Tem Seaman declared the motion carried and this Executive Session was adjourned at 9:57 p.m.