

**Special Board Meeting of the Board of the Trustees of Elk Grove Township
Elk Grove Township Hall, 2400 S. Arlington Heights Road, Arlington Heights IL
December 6, 2017**

MINUTES

- I. Call to Order: Supervisor Sweeney called the meeting to order at 7:00 p.m.
- II. Roll Call: Trustees Satern, Niewiardowski, Ingraffia & Supervisor Sweeney – Present. In Attendance: Deputy Clerk/Administrator Pioch and Assessor Carosielli
- III. Public Comment: None
- IV. Executive Session. Supervisor Sweeney asked for a motion to go into Executive Session for the purpose of discussing the sale price of Elk Grove Township real estate located at 401 W. Golf Road, Mt. Prospect, IL and 2400 S. Arlington Heights Road, Arlington Heights, IL. A motion was made by Trustee Satern and seconded by Trustee Niewiardowski. The motion passed by a 4-0 roll call vote at 7:01 p.m.
- V. Reconvene Regular Board Meeting. The Special Elk Grove Township Board Meeting was reconvened at 8:21 p.m. A roll call was taken with Trustee Satern, Trustee Nierwiardowski, Trustee Ingraffia and Supervisor Sweeney present. In Attendance were Deputy Clerk/Administrator Pioch and Assessor Carosielli.
- VI. Discussion and Potential Approval of Bids for Sale of Elk Grove Township Real Estate:

Supervisor Sweeney stated that during Executive Session the Board discussed and reviewed the bids for both properties.

- a. 401 Golf Road, Mt. Prospect, IL – Supervisor Sweeney announced that one conforming bid was received from **405 West Golf LLC** in the amount of \$245,000. A motion was made by Trustee Niewiardowski and seconded by Trustee Satern to Table the item until the December 18, 2017 Board Meeting. The motion passed by a 4-0 roll call vote.
- b. 2400 S. Arlington Heights Road, Arlington Heights, IL – Supervisor Sweeney announced that there were three (3) bids received for this property, but only one of the bids conformed to the bid requirements and the other two (2) were nonconforming bids.
 - i. HVAC Equipment Sales bid was conforming in the amount of \$869,487
 - ii. Insite Real Estate bid was nonconforming in the amount of \$980,000
 - iii. CBRE/Buchanan Energy bid was nonconforming in the amount of -\$2,456,000

The two nonconforming bids were ones that the Board determined could not be considered or accepted. Based upon the analysis and discussion that the Board had their consensus was to approve the HVAC Equipment Sales bid with the following changes that have been verbally confirmed with the purchaser:

- a. Six (6) months of free rent followed by months seven (7) through 12 at a rental rate of \$4,170 and rent for months 13-18 would be \$8,340
- b. Closing on or before December 31, 2017
- c. Township's use of the Bicycle Safety course through July 1, 2018
- d. Township would be responsible for the real estate taxes through the term of occupancy plus three (3) months.

A motion was made by Trustee Niewiardowski and seconded by Trustee Ingraffia to approve the bid from HVAC Equipment Sales with the above-listed changes. The motion passed by a 4-0 roll call vote.

VII. Adjourn: There being no further business, a motion to adjourn was made by Trustee Satern and seconded by Trustee Niewiardowski. The motion was carried by voice vote. The meeting was adjourned at 8:27 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Paul Pioch".

Paul Pioch - Elk Grove Township Deputy Clerk for
George Busse - Elk Grove Township Clerk George Busse