

**Executive Session of the Board of Trustees of Elk Grove Township
Elk Grove Township Hall, 2400 S. Arlington Heights Road, Arlington Heights, IL
September 25, 2017**

MINUTES

- I. Call to Order. Supervisor Sweeney called the Executive Session to order under Section 5 ILCS 120/2 (c) (6) (OMA/Exceptions/The setting of a price or lease of property owned by the public body) of the Open Meetings Act at 7:12 p.m.

- II. Roll Call. Trustees Koshaba, Satern, and Niewiardowski – Present. Supervisors Sweeney – Present. Trustee Ingraffia – Absent. In attendance: Administrator Pioch, Highway Commissioner Niewiardowski, Assessor Carosielli, Township Attorney Jason Trembly and Steve Stoner of SCGroup.

- III. Sale of Township Property.
 - A. 401 W Golf Road, MP. Supervisor Sweeney, Attorney Trembly and Mr. Stoner reported that after a thorough investigation of the environment issues associated with the Township property at 401 W. Golf Road, Mount Prospect, it has been determined that DiMucci & Company has no legal obligation for the remediation of any contamination on the Township property. It has been determined that the Village of Mount Prospect approved a Groundwater Usage Ordinance in 2007 which freed DiMucci from any remediation liability for the 401 W. Golf Road property. The Township could ask DiMucci to conduct additional testing of the property but they are not required to do so. The positive aspect of this finding is that the Township can now market the property free and clear of any environmental issues. Clerk Busse asked is there are any other restrictions on the property other than ground water usage. Mr. Stoner stated that he didn't think there any other restrictions but that he will reconfirm this. Supervisor Sweeney stated that, unless there were any objections, he planned to open bidding for the sale of the Golf Road property on November 17, 2017 and close the bidding on November 27, 2017. He noted that any sales contract would include a provision that required the buyer to leaseback the property to the Township for 12-18 months. The leaseback would allow Youth Services to continue to use the property/facilities for their operations until the new Township Building is ready for occupancy. He also stated that the Township would ask for the leaseback to be at no cost or minimal cost. The Board expressed concurrence with the plan presented by Supervisor Sweeney.

- B. 711 Chelmsford Lane, EGV. Supervisor Sweeney reported that the Little Bulgarian School is looking to lease the Chelmsford building on Saturdays for classes. However, the Daycare Center is not interested in such an arrangement. Unless the Board feels otherwise, Supervisor Sweeney indicated that he will not pursue a lease agreement with the Little Bulgarian School. The Board agreed with Supervisor Sweeney. Supervisor Sweeney noted that the agreement with the Daycare Center ends on April 1, 2018.
- C. 2400 S. Arlington Heights Road, AH. Supervisor Sweeney reported that Elk Grove Village Mayor Johnson will be meeting with the Tollway Board this week to discuss the swap of Village property for the release of the height restrictions and the tollways first right of refusal for purchase of the Township property at 2400 S. Arlington Heights Road. Supervisor Sweeney believes that issue will be resolved in a positive manner for the Village/Township and plans to tentatively set November 17, 2017 as the date for opening bidding on the Arlington Heights property and November 27, 2017 as the date for closing the bidding. He reiterated that these are tentative dates and the Township will not go to bid on the property until the property restrictions are lifted by the Tollway. The Board agreed with the plan presented by Supervisor Sweeney.
- IV. Adjourn. There being no further business, a motion to adjourn the Executive Session was made by Trustee Koshaba and seconded by Trustee Satern. *The motion carried by a 4-0 roll call vote.* The session was adjourned at 7:47 p.m.

Respectfully submitted,

George Busse
Elk Grove Township Clerk (R5-5)