

**Executive Session of the Board of Trustees of Elk Grove Township
Elk Grove Township Hall, 2400 S. Arlington Heights Road, Arlington Heights, IL
April 24, 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 the property owned by the public body) of the Open Meetings Act at 8:47 p.m.

- II. Roll Call. Trustees Koshaba, Satern, Niewiardowski, Ingraffia and Supervisor Sweeney – Present. In attendance: Administrator Pioch, Highway Commissioner Niewiardowski, Elk Grove Village Mayor Johnson, Elk Grove Village Manager Ray Rumel and Steve Stoner of SCGroup.

- III. Sale of Township Property. Supervisor Sweeney reviewed the Township Consolidation Plan and then addressed recent developments with Elk Grove Village. He stated that he had had further discussions with the Elk Grove Village Mayor, Craig Johnson, regarding a potential swap of the Township property at 711 Chelmsford Land, Elk Grove Village for the Village’s Public Works facility at 600 Landmeier Road, Elk Grove Village. He noted that the Trustees, Clerk and Highway Commissioner had recently toured the facility and seemed positive about its potential as the Township office. He stated that Mayor Johnson and Village Manager Rummel were present at the meeting in order to answer any questions and to obtain a verbal agreement from the Board that would allow them to move forward with arrangements needed for a property swap. Mayor Johnson stated that the Village was moving ahead with its 20/50 Plan for capital improvements. Part of this Village plan is to relocate and build a new public works facility. The Mayor indicated that his administration was supportive of a Township/Village property swap because it would 1) allow them to more easily dispose of their old Public Works facility, 2) provide additional Village park space, and 3) allow them to possibly put the Township building on Chelmsford Lane to good use as a Bulgarian school/culture center. He also noted that the Bulgarian group that is interested in the Township building had indicated that they would consider allowing the Elk Grove Township Daycare Center to continue to rent the building week days. Mayor Johnson believes the swap would be a win-win situation for all parties involved. He also pointed out that the Village probably wouldn’t be able to move out of the Public Works Building until December, 2018 but they would want to move ahead with the swap now and then lease back the public works facility from the Township for a year or so. Supervisor Sweeney noted that the appraised value of the Village Public Works building is in the \$3.5M to \$5M range while the appraised value of the Township’s Chelmsford property is \$1.37M to \$2.5M so financially the swap would be heavily in the Township’s favor. He also noted that a swap would allow the Township to bypass the cumbersome bidding process. Finally, he pointed out that even if the Township was unable to sell the Youth Services property at 401 W. Golf,

the funds from the sale of the Township Office property at 2400 S. Arlington Heights Road would be adequate for the needed renovation of the Elk Grove Village Public Works building. Steve Stoner noted that the Township would probably need to lease back the Township offices on Arlington Heights Road from the buyer until renovation of the Public Works building was completed – the lease back would be included in any sale agreement. There was discussion among the Board members and in the end a consensus was reached to verbal commit to the property swap with the Village of Elk Grove. Clerk Busse asked if there were any further developments regarding the Township property at 401 W. Golf Road. Steve Stoner of SCGroup reported that there weren't and that he had had no contact with DiMucci Companies since their bid for the property was rejected by the Board.

- IV. A motion to adjourn was made by Trustee Koshaba and seconded by Trustee Satern. The motion carried by voice vote and the Execution Session was adjourned at 8:23 p.m.

Respectfully submitted,

George Busse
Elk Grove Township Clerk (R6-6)