

**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
May 16, 2016**

MINUTES

- I. Call to Order: Supervisor Sweeney called the meeting to order at 7:03 p.m.
- II. Roll Call: Supervisor Sweeney and Trustees Koshaba, Niewiardowski and Ingraffia - Present. In Attendance: Highway Commissioner Niewiardowski and Administrator Pioch
- III. Public Comment: Mr. Dick Hoeffler (Mount Prospect) asked about the background and current status of Board discussions concerning the consolidation of township facilities. He expressed concerns about the consolidation potentially driving higher township taxes at a time when village, school district and park district taxes are all increasing. He also express concerned about investing in a new township facility at a time when there is a state-wide effort to reduce and consolidate levels of government in Illinois. With townships being in the center of this discussion, Mr. Hoeffler suggested that it may be more prudent to wait on any consolidation efforts. Supervisor Sweeney pointed out that funding for the consolidation would most likely not require new taxes but would be fully or mostly funded from revenues generated by the sale of current township properties and from reserve funds. He also explained that the issue of consolidation has come to the forefront at this time because 1) The developer whose property surrounds our Youth services building is interested in buying the property and has submitted an initial offer; 2) The township building is old and in need of major repairs; 3) the township building has become too small for the staff and programs that are being provided by the township thus effecting program efficiencies and effectiveness; and 4) the Township properties are in high value locations that the local municipalities are anxious to develop in ways that would benefit their residents and add to their tax base. If a Cost Analysis and Needs Based Study conducted by the Board and assisted by a Commercial Real Estate Broker with extensive municipal experience proves the long term value of consolidation in terms of cost and services, Supervisor Sweeney believes a consolidation plan should be pursued.
- IV. Township Real Estate Discussion: Supervisor Sweeney reiterated that at this stage he was only recommending that the Board retain Steve Stoner and the SCGroup to advise the Board on all commercial real estate matters and to serve as its designated real estate agent. SCGroup would work with the Board in conducting a Cost Analysis and Needs Basis Study to determine whether pursuing a plan to consolidate Township facilities into a newer, more cost and service efficient facility would be appropriate. SCGroup would be paid a \$20,000 retainer fee which would be offset by commissions from the sale or purchase of any properties or facilities. Trustee Koshaba and Clerk Busse each asked questions seeking clarity regarding the commitment the Board would be making to a facility consolidation plan with hiring of SCGroup. Supervisor Sweeney restated that with the hiring of SCGroup the Board is only committing itself to moving forward with a Cost Analysis and Needs Based Study. Once these projects are completed the Board will discuss the results and decide on whether to proceed with a facility consolidation program and in what form. He also highlighted that any final decision to sell or purchase property/facilities will have to be taken to a meeting of township residents for a vote. Supervisor Sweeney asked for Board

consensus regarding the hiring of SCGroup. The Board consensus was unanimously for approval. The matter will be added to the Board's Regular May Meeting agenda for discussion and a vote.

- V. Adjourn: There being no further business, a motion to adjourn was made by Trustee Koshaba and seconded by Trustee Niewiardowski. The motion carried by voice vote

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "George Busse", written in a cursive style.

George Busse
Elk Grove Township Clerk