

**Executive Session of the Board of Trustees of Elk Grove Township  
Elk Grove Township Hall, 2400 S. Arlington Heights Road, Arlington Heights, IL  
December 06, 2017**

**MINUTES**

- I. Call to Order. Supervisor Sweeney called the Executive Session to order at 7:03 p.m. 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 in regards to Elk Grove Township properties located at 401 W. Golf Road, Mt. Prospect and 2400 S. Arlington Heights Road, Arlington Heights, IL.
  
- II. Roll Call. Trustees Satern, Niewiardowski and Ingraffia – Present. Supervisor Sweeney – Present. In attendance: Deputy Clerk/Administrator Pioch, Assessor Carosielli, Township Attorneys Jason Trembly and David Yontz (Real Estate) and from SCGroup Steve Stoner and Hayden Koplow.
  
- III. Public Comment - None
  
- IV. Sale of Elk Grove Township Real Estate:
  - a. Sale of 401 W Golf Road, Mt. Prospect. Supervisor Sweeney turned over the meeting to Real Estate Broker Steve Stoner to recap the bid process and where everything stood at this point in time. Mr. Stoner reminded the Board that there was one bid from DiMucci company in the amount of \$245,000. The company accepted the document as is, but with one exception which was to propose a rental fee of \$3,500/month during the term of the Lease, which would come into play and affective at the time of closing. The closing would be approximately the end of March or early April, but the purchaser may want to close earlier. Questions were asked regarding how long the Youth & Family Services (Y&FS) department would need to occupy the current building/when they would move into the new building as well as the plans for the Challenge Course that currently is on the property. Supervisor Sweeney advised that those questions are unanswered at this time, but with the relationships the Township has within the community he does not believe there will be a problem with either item, but reasonable expectations should be put in place to address the items that arise during the process. Trustee Satern advised she did not have a problem with the sale price of \$245,000. Trustee Niewiardowski advised that he would not vote for accepting a bid from DiMucci company that included rent. Supervisor Sweeney asked the Board to work with him to be creative to find ways of identifying office space for Y&FS and that the main question at this time is whether or not the Board will accept the \$245,000 bid. The consensus was to Table the discussion on this bid until the December 18<sup>th</sup> Board Meeting and that Mr. Stoner would contact DiMucci company to discuss a different rental structure.

- V. Sale of 2400 S. Arlington Heights Road, Arlington Heights. There were 3 bids received for the property, but the only one that was Conforming was from HVAC Equipment Sales in the amount of \$869,487 along with an Earnest Money check for \$100,000. The only material change the bidder is requesting to the Purchase and Sale Agreement is that the closing be accelerated to close prior to December 31, 2017. The bidder is requesting, as part of the Lease, to have immediate access to one of the storage facilities, they would be willing to Leaseback the property to the Township for up to 18 months (starting at Closing date) and they would prefer access to the Bicycle Safety area starting in the summer of 2018. The Lease period rent is proposed to be \$0 rent for six (6) months, \$4,170 for the following six (6) months and then \$8,340 for the remaining six (6) months of the Agreement. Elk Grove Township has a 60-day termination clause to exit the Lease Agreement. Some legal changes that the bidder made to the Agreement was changed from 1 hour to 48 hours, liability insurance changes were raised from the amounts mentioned in the documents which Mr. Tremblay stated was normal and that if the real estate sale triggers real estate taxes that the Township pay the taxes during the term of the Lease plus 3 months. Trustee Satern asked Mr. Stoner a question about the two companies that provided non-Conforming bids, which he explained in detail the reasons they were non-Conforming. A lengthy discussion ensued regarding when and how much the real estate taxes would be for the property.

Supervisor Sweeney recapped the Conforming bid by HVAC Equipment Sales in the amount of \$869,487 to include the following changes that Trustees Ingrassia, Niewiardowski and Satern consented to move forward with and vote on in Open Session after the Executive Session was concluded:

- Lease rent for the Township is structured at \$0.0 for the first six months after closing, \$4,170/month for the 7<sup>th</sup> through 12<sup>th</sup> months and \$8,340/month for the 13<sup>th</sup> – 18<sup>th</sup> month.
- Closing on or before December 31, 2017.
- The Township will have access to the Bicycle Safety course up to July 1, 2018.
- If real estate taxes are charged during the time the Township is Leasing the property then the Township would be responsible to pay the corresponding taxes plus taxes for three (3) months post occupancy.

- VI. Adjourn. There being no further business, a motion to adjourn the Executive Session was made by Trustee Satern and seconded by Trustee Niewiardowski. *The motion was approved on a voice vote.* The session was adjourned at 8:18 p.m.

Respectfully submitted,

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