

MINUTES OF THE EXECUTIVE SESSION
OF THE SPECIAL MEETING
OF THE BOARD OF TRUSTEES OF THE
COOK MEMORIAL PUBLIC LIBRARY DISTRICT

OCTOBER 28, 2000

Discussion of Real Estate Matters: Mr. Hansmann called the session to order at 2:20 p.m. Those present in addition to Mr. Hansmann were: Cindy Killian, Mike Kollman, and Greg Mayworm. Also present were Fred Byergo, Head Librarian, and Anders Dahlgren of Library Planning Associates.

Mr. Hansmann stated that the purpose of the executive session was to discuss the St. John's property and to communicate other information pertaining to real estate.

Mr. Hansmann reported that the church appraisal had come in at a reasonable figure but would depend on whether the church was willing to discuss the sale. He suggested the Board send a Letter of Intent at 10% above the appraised value. He said that if their response were negative, condemnation would be the only way to pursue that site.

Mr. Hansmann reported on the meeting that Terry Weppler, Mr. Kollman, Mr. Byergo, and he attended with Jay Justice, the Vice President of Facilities at Condell. Mr. Justice indicated that the hospital was interested in the entire Dorothy Allen property. He also said that they already have approval for a light at the current entrance, and so an intersection at Valley Park from the west was not of interest to them. Mr. Justice agreed to take the discussion to the next level of decision-makers at the hospital. He said there was a possibility of interest from them but considered it to be slim. He said it would probably be five to six years if anything were to happen based on Dorothy Allen still living there. It was agreed to have Mr. Weppler follow-up in obtaining a response in writing from the hospital.

With regard to the St. John's site, Mr. Kollman stated the need to keep that site as an option. He said that it could only help in the Board's decision-making. He agreed with Mr. Hansmann's suggestion to include an amount 10% above the appraised value in order to make it appealing and get their attention.

Mr. Byergo reported on additional information from Joe Huberty on the church site. Mr. Huberty stated that the minimum that the library would need, based on the zoning, was seven acres. With the required setbacks, this would necessitate wiping out the wooded area on the site. He suggested that purchasing additional land would allow flexibility and preservation of the wooded area. He recommended the purchase of the entire 10.3 acres. Mr. Byergo reported that the appraised value for the entire site was \$2,255,000. Ten percent above that would amount to \$2,480,500. There was approval from those present to have Mr.

Wepler send the Letter of Intent in the latter amount, including the necessary contingencies and based on approval by Roger Ritzman.

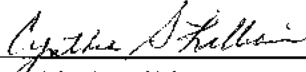
Mr. Kollman reported on the recent conversation that Ms. Killian and he had with Duane Laska. He stated the mayor's willingness to work with the library in establishing parking areas. Mr. Laska said he would first want to approach the Methodist Church about creating a parking area similar to that behind the Civic Center. He saw the purchase of the three lots at the southwest corner of Cook and Brainerd as realistic in order to accomplish this parking plan. He also said he would be willing to work with us in moving the bank (at the northeast corner) in order to obtain more parking, and mentioned the willingness of the Village to vacate the Village Hall. He also confirmed that one million dollars was still available to the library for use for parking within the TIF district. The possibility of the village constructing a parking structure was discussed also.

Ms. Killian reported that she inquired as to the current feeling on the possibility of closing Cook Street, and Mr. Laska was not in favor of this approach. She said, however, that Mr. Laska would support the move of the library to north of Cook Street in the area of the bank and Village Hall. He stated that the goal was to move all commuter parking to the north side of Lake Street.

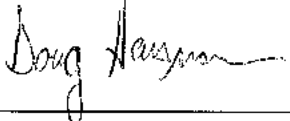
There was general approval of those present to get an appraisal on the three lots near the Methodist Church and to pursue a parking plan with the architect. Mr. Dahlgren suggested that underground parking at the current site should also be considered.

Close of Executive Session: Mrs. Killian moved to adjourn the Executive Session at 2:50 p.m. Mr. Mayworm seconded the motion which carried.

Respectfully Submitted,



Cynthia S. Killian, Secretary



Doug Hansmann, President