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

SEPTEMBER 9, 2000  

Discussion of Real Estate Matters:  Mr. Heimann called the session to order at 4:45  
p.m. Mike Kollman, Sue Hill, Greg Maywen, Cindy Killian, and Fred Byergo were in  
attendance.  

Mr. Kollman presented the latest information he had received from the real estate  
attorney, Terry Weppler:  

- St. John's Church on Garfield Avenue will meet on September 12 or 17 to  
discuss the possibility of selling the land to the Library.  

- The real estate attorney for Condell Hospital stated that the hospital is not  
willing to talk to Dorothy Allen about selling the land to the Library. Condell  
has right of first refusal, and they feel that such a talk could jeopardize their  
relationship. Mr. Weppler is still trying to reach Gene Prichard in order to  
confirm. Mr. Byergo referred those present to the letter from Ritzman  
regarding condemnation. In condemnation, a jury would determine the fair  
market value, but it would not necessarily be a lengthy process. The question  
was raised as to whether proceedings could be used to delay the process. It  
was agreed that condemnation was possible but that the Board would need to  
be concerned with negative public sentiment with this approach.  

- The high school administration (Dr. Clough and Yasmine Dada) said they felt  
the Board would be interested in entertaining an offer for the Brainerd site.  
They felt the majority of the Board would support it. They mentioned  
compensation for the gymnasium and the playing field. The Brainerd Site  
Committee (of the high school) was scheduled to meet the previous Thursday,  

- In terms of the current site, Mr. Weppler reviewed the restrictions and  
commented on the requirement for 50% use by the Library. Mr. Byergo and  
Mrs. Hill said that the restriction no longer applied since it was over 40 years  
old.  

Mr. Kollman proposed that the Board get an appraisal for Brainerd and the Dorothy Allen  
properties to allow the Board to make some preliminary decisions potentially at the next  
Board meeting. There was general agreement that those properties were the most likely  
possible sites based on the information gathered to date. The Libertyville Lumber site  
was discussed as less desirable. The owners report that they have turned down an offer.
for $1.8 million. The land south of Greentree and Bank One was also discussed. The land is not currently available and the alternate area south of the tracks would run about $500,000 per acre.

The approach to starting the appraisal process was discussed, with talk of first getting an idea of the asking price from the high school. Information provided by Mr. Kitzman regarding methods of evaluating property (appraisal approach and replacement cost approach) was also discussed.

There was general agreement that the appraisals should be started as soon as possible for both the Allen property and the Brainerd property. A decision on appraisal of the St. John’s property will be made after the church meets to determine their interest in selling. Mrs Hill suggested that an appraiser from outside of the district be used. Those present agreed.

Mr. Kollman agreed to request a written report from Mr. Weppler before the next Board meeting so members can review it. It was agreed that Mr. Weppler would continue to pursue contacts at Condell, a response from St. John’s and an estimate of the asking price for the Brainerd site. Mr. Byerlo agreed to get more information about possible delay tactics in condemnation cases and land valuation (replacement costs) in “special use” situations.

Close of Executive Session: Ms. Killian moved to come out of Executive Session at 5:25 p.m. and Mr. Kollman seconded the motion which carried.

Respectfully Submitted,

[Signature]
Cynthia S. Killian, Secretary

[Signature]
Doug Hansmann, President