

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. ^{Mayworm} Hansmann called the session to order at 4:45 p.m. Mike Kollman, Sue Hill, ~~Greg Mayworm~~, Cindy Killian, and Fred Byergo were in attendance. SBH

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

- 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. Wepler is still trying to reach Gene Pritchard 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, September 9, 2000.
- In terms of the current site, Mr. Wepler 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.

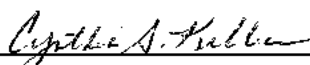
The approach to starting the appraisal process was discussed, with talk of first getting an idea of the asking price from the high school. ^{Mrs. Hill objected to the approach.} Information provided by Mr. Ritzman regarding methods of evaluating property (appraisal approach and replacement cost approach) was also discussed. CSK
DDH

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.

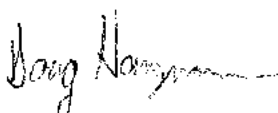
Mr. Kollman agreed to request a written report from Mr. Wepler before the next Board meeting so members can review it. It was agreed that Mr. Wepler would continue to pursue contacts at Condell, a response from St. John's and an estimate of the asking price for the Brainerd site. Mr. Byergo agreed to 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,



Cynthia S. Killian, Secretary



Doug Hansmann, President