

**MINUTES FOR THE SPECIAL BOARD MEETING  
OF THE BOARD OF LIBRARY TRUSTEES  
OF THE VILLAGE OF CAROL STREAM**

**Carol Stream Public Library  
616 Hiawatha Drive  
Carol Stream, IL 60188**

**DATE: May 6, 2013**

**TIME: 7:30 p.m.**

**PLACE: Business Center**

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**I. CALL TO ORDER**

President Pro-Tem Bailey called the Regular Meeting of the Board of Library Trustees to order at 7:30 p.m.

**PLEDGE TO THE FLAG**

President Pro-Tem Bailey led those in attendance in the Pledge of Allegiance to the Flag.

**Election of President, Secretary and Treasurer of the Board of Library Trustees**

Trustee Sheikh moved and Trustee Jourdan seconded to nominate James Bailey as President of the Board of Library Trustees. Hearing no other nominations, Director Westgate closed the nominations. A voice vote was held to elect the President. Trustee Bailey was elected President of the Board of Library Trustees by majority vote.

Trustee Berryman-Gilliam moved to nominate Nadia Sheikh as Secretary of the Board of Library Trustees. Seconded by Trustee Jourdan. Hearing no other nominations, President Bailey closed the nominations. Trustee Sheikh was elected Secretary by unanimous vote.

President Bailey moved to nominate Trustee DeRango as Treasurer of the Board of Library Trustees. Seconded by Trustee Jeffrey. Hearing no other nominations, President Bailey closed the nominations. Trustee DeRango was elected Treasurer by unanimous vote.

As outlined in the By-Laws of the Carol Stream Public Library, Trustee Jeffrey will assume the role of Vice-President as he is the Trustee with the most seniority other than an officer.

**II. ROLL CALL**

Secretary Sheikh called the roll.

Present: Trustees Berryman-Gilliam, Johnson, Jourdan, Jeffrey, Sheikh and Bailey  
Absent: DeRango  
Also Present: Library Director Susan Westgate, Assistant Director Mary Clemens,  
Library Attorney Britt Isaly and visitors

### III. PUBLIC PARTICIPATION

Thomas Arends congratulated the new Board members and wished them well during their terms of office.

### IV. NEW BUSINESS

#### A. Hiring of Commercial Real Estate Attorney for Kuhn Road Property

**President Bailey made a motion** to ensure that the Library Board has a comprehensive understanding of all matters related to the potential sale of the Kuhn Road property, I move that the Board of Library Trustees approve the hiring of a local Commercial Real Estate Attorney in regards to any business related to the Kuhn Road Property for an initial period of up to ninety days, which may be extended as needed. **Seconded by Trustee Jourdan.**

#### **Discussion:**

Trustee Bailey stated that the new board had an obligation to the community to start fresh and with due diligence regarding the sale of the Kuhn Rd. property. Trustee Jeffrey stated that the library had an attorney that was handling it all ready and that we would be duplicating what we were all ready doing. Attorney Isaly shared the resume of his firm's Real Estate attorney that has been reviewing the document. He noted that she had found at least twelve changes that should be made and that in its current form it heavily favors the buyer. He suggested the Board have the listing realtor come to a meeting and give an overview about the property to the new Board. President Bailey agreed. Trustee Jourdan stated that as a new Board member he would like a fresh perspective. He was unaware of anything regarding the sale except for what was in the news. He was not asking to reinvent the wheel; just that he was looking to understand if this is the right offer and wanted the correct knowledge to make an informed decision. President Bailey stated that he had made a FOIA (Freedom of Information Request) of former President Wade's communications regarding the sale of the property. He was suspicious because the information he received had redacted sections that Wade indicated were not subject to a FOIA request because of attorney-client privilege. Since the Board of the Library is the client, President Bailey did not believe that was correct and that the Board was entitled to the communications. Trustee Jeffrey suggested they interview up to three attorneys to review the Kuhn Rd. property sale. President Bailey asked Director Westgate to contact local Commercial Real Estate attorneys. Director Westgate read an amended motion: to ensure that the Library Board has a comprehensive understanding of all matters related to the potential sale of the Kuhn Road property, that the Board of Library Trustees approve interviewing up to three local Commercial Real Estate Attorneys to review the Purchase Agreement to the Kuhn Road Property for an initial period of up to ninety days, which may be extended as needed. The purpose of this is to provide the Board members with the knowledge that they need to make a qualified decision regarding the

Kuhn Rd. property. Motion to approve the amended motion was made by Trustee Sheikh. Seconded by Trustee Jourdan. Motion carried.

Ayes ..... 5 Trustees Berryman-Gilliam, Johnson, Jourdan, Sheikh and Bailey  
Nays ..... 1 Trustee Jeffrey  
Absent..... 1 Trustee DeRango

**ADJOURNMENT**

There being no further business to come before the Board of Library Trustees, President Bailey asked for a motion to adjourn. **Trustee Sheikh moved and Trustee Jourdan seconded** that the meeting be adjourned. Motion passed and the meeting adjourned at 7:47 p.m.

May 15, 2013  
Date Approved

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Nadia Sheikh, Secretary  
Board of Library Trustee