

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

DATE: June 17, 2013

Time: 7:30 p.m.

PLACE: Discovery Room

Call to Order

Chairman Jourdan called the Meeting of the Facilities Committee to order at 7:30 p.m.

Roll Call

Committee Members Present: Trustees Jeffrey, Johnson, and Jourdan

Committee Members Absent: None

Also Present: Trustees Sheikh and Bailey, Director Susan Westgate, Assistant Director Mary Clemens, Realtors Sheryl Duncan and Ken Muehlfelt, and visitors

Discussion

Trustee Jourdan stated that he had called the meeting so that he and the other new Board members could gain a clear and better understanding of the status of the Kuhn Rd. Property. He asked if all options regarding the property had been investigated and if the money from the sale of the property had been earmarked for anything specifically and how would it affect taxes. He inquired if it was the only or best offer on the property and if the Park District was still interested in it.

The Realtors stated that it was the only written offer received, but that they had received phone inquiries about the property and had spoken with the College of DuPage. The College has several new Board members and in the future they may revisit the purchase of the Library property. They have not yet heard back from the College since their initial inquiry a few months ago.

Director Westgate stated that the Library was a tax supported institution and levied for their operating expenses. The money from the sale could be used to reduce the levy or to avoid any immediate increases in the levy. The money would become part of the reserves and could be used for future projects. She has been tasked by the Board to create a Capital Replacement Schedule in the upcoming year to determine the current life span of facility components, their projected replacement date, and an estimate of their future replacement costs. This would ensure that the Library maintains an adequate reserve fund to address future capital costs and unforeseen costs. She will consult with the Library's accountant to see if there would be any restrictions to the use of funds gained from the sale of the property.

Trustee Jeffrey stated that the Library was in violation of state law by not selling the property. He did not have the statute with him, but said he would bring it to the next Board meeting. The Library has never received any notification that they were in violation of any state law. Trustee

Johnson said that she would contact the Attorney General personally and ask her about this state law.

Trustee Johnson stated that she had reservations about selling the property, and if a health care facility was the right choice for that site. Manor Care is currently involved in several issues at their other locations and she will bring her research regarding Manor Care to the next Board meeting. She would like to call a Town Hall meeting for the community, to give the public an opportunity to hear about the potential sale to Manor Care and/or Park District use of the property, and hear their views regarding the use of the land in their community and neighborhood. The Board was in consensus to hold a Town Hall meeting in the near future.

Trustee Sheikh stated that it was a beautiful piece of land and should be used for the good of the community. Families moving to the community are looking at all of its' resources.

Trustee Bailey met informally with the Park District Board President and Executive Director several weeks ago. The Park District is interested in creating a passive park on the property for the enjoyment of the community. He stated that the land should be preserved for future options for the community. The Board came to a consensus to invite the Park District to make a presentation of their proposed use of the land at an upcoming Board meeting. Director Westgate will contact them for their availability. He has also spoken to the representative for Manor Care and doesn't feel any pressure from them to run through the sale of the property. Trustee Bailey believes the Board needs to answer the question if at this point in time if selling the property is the best option for the Library and the community.

Director Westgate stated that representatives from Manor Care have met with Village employees from the Zoning Department regarding their interest in the property and what type of facility that they were proposing for the property.

Adjournment

There being no further business to come before the Facilities Committee, the Meeting was adjourned at 8:14 p.m.

Call to Order

Chairman Jourdan recalled the Meeting of the Facilities Committee back into order at 8:14 p.m.

Roll Call

Committee Members Present: Trustees Jeffrey, Johnson, and Jourdan

Committee Members Absent: None

Also Present: Trustees Sheikh and Bailey, Director Susan Westgate, Assistant Director Mary Clemens, and visitors

Discussion

The Board came to a consensus that they will have Director Westgate contact the commercial real estate attorney that responded to her letters of inquiry to come to the June 19th Board meeting to respond to Trustee questions before they make a determination regarding their engagement to represent the Library on a temporary basis regarding the sale of the Kuhn Rd. property.

Adjournment

There being no further business to come before the Facilities Committee, the Meeting was adjourned at 8:17 p.m.

June 19, 2013
Approved (date)

Susan Westgate, Library Director
For the Facilities Committee