

EXECUTIVE SESSION MINUTES
Grafton Township Board
October 20, 2014

The Executive Session of the Grafton Township Board was called to order by Supervisor Kearns at 7:44 P.M.

Present: Supervisor Kearns, Trustees Holtorf, Wagner, Ziller, Zirk; Clerk Hurley. Also present by board invitation was Attorney Joe Gottemoller.

PURPOSE

To discuss pending litigation and personnel issues involving the Township pursuant to 5ILCS 120/2(c)(11)

DISCUSSION

Attorney Gottemoller said he talked with the Lake In The Hills Village Administrator and told him that he wasn't sure that at the time of the purchase of the property, the township had the authority to buy it. Or, if they did have the authority, The Village of Lake In The Hills needs to get their stuff off of the property. Shortly after that conversation, Attorney Gottemoller received a letter from Joe Billitteri Enterprises, LLC, saying that someone at Lake In The Hills had contacted him about purchasing the property. The offer is at \$55,000 and we pay for everything.

Attorney Gottemoller estimated the cost of litigation is \$20,000 in fees and he doesn't think that litigation will be favorable.

Attorney Gottemoller went on to say that he doesn't think there's a problem with the Village of Lake In The Hills moving the property. Trustee Holtorf said he felt we should go back with \$75,000. Trustee Wagner said that we should not have to deal with the other things that are in the contract. The trustees determined that they would do none of the things listed on page 2 of the contract. Trustee Wagner said we should say \$85,000. Holtorf agrees \$80-\$85,000 with no contingencies. Trustee Wagner pointed out that we cannot give them clear title, so we will give them a warranty deed and either disclose encroachments or have them remove it.

Supervisor Kearns said that he knows a guy that wants to put a storage facility on it, but has a problem that there are 50 feet that cannot be built on.

The Trustees and Attorney Gottemoller agreed that he would contact Premier Commercial Realty, who is holding earnest money for Billitteri Enterprises, LLC and counter offer \$90,000. He will copy Jerry Sagona on the letter.

ADJOURNEMENT

Motion was made by Trustee Wagner, seconded by Supervisor Kearns to adjourn the Executive Session at 8:15 P.M.

AYES: Trustee Wagner, Supervisor Kearns, Trustees Ziller, Holtorf, Zirk

NAYS: None

Motion Passed.

Submitted,

Kathryn Hurley
Grafton Township Clerk