

**Lake County Forest Preserve District
Land Preservation & Acquisition Committee
January 4, 2016 - Open Session Minutes**

The Lake County Forest Preserves Land Preservation & Acquisition Committee met on Monday, January 4, 2016. The meeting was held at the District's General Offices, 1899 West Winchester Road, Libertyville, Illinois.

1.0 Call to order – With a quorum of the Committee present, Chair Carol Calabresa called the meeting to order at 10:40 am.

Committee Members Present:

Carol Calabresa, *Chair*
Steve Mandel, *Vice Chair*
Bonnie Thomson Carter
Linda Pedersen
Tom Weber
Jeff Werfel
Terry Wilke

Also Present:

Ann B. Maine, *President*
Steve Carlson
Mary Ross Cunningham
Audrey Nixon
Craig Taylor
Alex Ty Kovach
Randy Seebach
Ken Jones
Rebecca Hegner
Mike Tully
Katherine Hamilton-Smith
Steve Neaman
Jim Anderson
Jim Ballowe
John Nelson
Mary Kann
Rebekah Snyder
Julie Gragnani
Matt Norton, *Holland & Knight*
Russell Lissau, *Daily Herald*

2.0 Pledge of Allegiance – Member Wilke led the pledge of allegiance.

3.0 Approve Minutes – Motion by member Wilke, second by member Weber to approve the minutes from November 30, 2015, open and closed sessions. Voice vote being had, the motion passed unanimously and the minutes were circulated for signatures.

4.0 Public Comment – None

5.0 Addenda to the Agenda – None

6.0 Correspondence – None

7.0 Executive Director Comments – Executive Director Kovach distributed a report and recent article on the new electric vehicle. He updated the committee on:

- The District received PDRMA's highest loss control award – "A Level" accreditation;
- Preservation Foundation fundraising and major actions undertaken;
- Received private gift of \$54,000 to support the First Folio Shakespeare exhibition;
- Information learned during recent tour of University of Illinois Archives;
- Opening reception for the First Folio exhibition on February 3;
- Pace postcard art competition opening on January 9;
- Committee of the Whole will be scheduled for February 4 following the Finance Committee, seeking input from Commissioners and partners on the GIV;
- Other upcoming meetings and projects.

8.0 Bills and Requisitions – Chair Calabresa circulated the November Quarles & Brady invoice for signature approval.

9.0 New Business

9.1 Presentation – New Committee Room Design – Director Jim Ballowe gave an overview of the layout for the new committee room, noting that the area was taped if anyone wanted to look at it. The project is on schedule and the permits from the Village of Libertyville have been secured. A move into the new space is anticipated in March or April. He also gave a progress report on the remodeling going on in the basement for the archives.

9.2 Recommend approval of Resolution to purchase 20.10-acre parcel in Fremont and Wauconda Townships known as the Stuckmann/Shumak property for \$550,000.00 as an addition to Lakewood Forest Preserve – Executive Director Kovach gave an overview of the property using a map and attorney Matt Norton explained why the acquisition has to be a two-staged purchase. The first purchase will include over 99% of the property and the second purchase will be for the rectangle containing the cell tower, which will take place sometime in the next 50 years. The interest on the bonds for this purchase is tax-exempt and there are federal restrictions on private use of land acquired with tax-exempt bonds, so in order to be in compliance it will be better to wait until the cell tower lease and easement expires to acquire that parcel.

He also explained a unique situation of pending litigation related to the property regarding an ownership dispute between two half-siblings resulting in Chicago Title filing suit to make the court decide ownership. The court decided that each sibling owns 50% so that part is resolved, however, Chicago Title is now seeking payment for its legal fees and there is an issue about whether a broker is entitled to a commission for the cell tower transaction, the transaction with the District, or both. Mr. Norton explained that there are protections to the District within the purchase and sale agreement for these issues. The District will not close on the property until it receives an endorsement from Chicago Title. Mr. Norton responded to questions and a general discussion ensued. Motion by member Mandel, second by member Carter to approve the recommendation as presented. Voice vote being had, the motion passed unanimously. The recommendation was circulated for signatures and forwarded to the Finance and Administrative Committee.

9.3 Recommend approval of Resolution to purchase 15-acre parcel in Fremont Township known as the DesMarais Estate property for \$29,500 per acre as an addition to Ray Lake Forest Preserve – Mr. Kovach gave an overview of the property using a map. Motion by member Carter, second by member Pedersen to approve the recommendation as presented. Voice vote being had, the motion passed unanimously. The recommendation was circulated for signatures and forwarded to the Finance and Administrative Committee.

10.0 Old Business - None

11.0 Executive Session – Motion by member Wilke, second by member Pedersen to go into executive session for the purpose of discussing land acquisition matters. Roll call vote being had, the motion passed by the following vote: AYES: 7, NAYS: 0. The Committee went into executive session at 11:08 a.m. and returned to open session at 11:40 a.m.



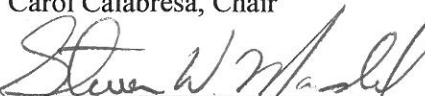
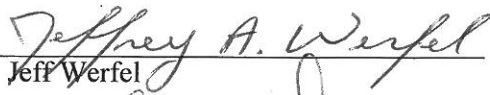
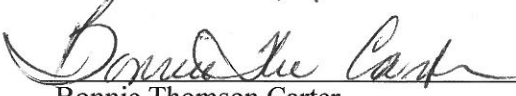
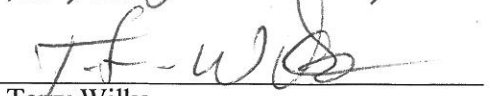
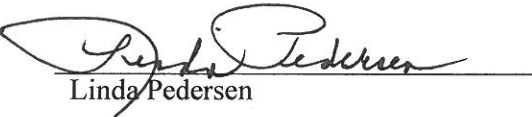
Motion by member Carter, second by member Wilke to go into executive session for the purpose of reviewing approved closed session minutes for release or retention and erasure of verbatim recordings. Roll call vote being had, the motion passed by the following vote: AYES: 7, NAYS: 0. The Committee went into executive session at 11:40 a.m. and returned to open session at 11:42 a.m.

13.0 Potential Final Action regarding Land Acquisition – None

14.0 Next scheduled meeting: February 1, 2016

15.0 Adjourn – Motion by member Werfel, second by member Weber to adjourn. Voice vote being had, the motion passed unanimously. The meeting was adjourned at 11:42 a.m.

Approved:

	<u>YEA</u>	<u>NAY</u>		<u>YEA</u>	<u>NAY</u>
 Carol Calabresa, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Tom Weber	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Steven W. Mandel, Vice-Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Jeff Werfel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Bonnie Thomson Carter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	 Terry Wilke	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 Linda Pedersen	<input checked="" type="checkbox"/>	<input type="checkbox"/>			