



ANTIOCH TOWNSHIP SPECIAL BOARD MEETING

April 10, 2024

- I. **Call to Order:** The meeting was called to order at 4:39 P.M. by Supervisor Shaughnessy.
- II. **The Pledge of Allegiance:** Supervisor Shaughnessy led the Pledge of Allegiance.
- III. **Roll Call:** Roll call indicated the following Trustees were present: Shepard and Turner. Also present were Supervisor Shaughnessy, Assessor Perry, Clerk Dyer Dawe, and Attorney Jim Hartman. Trustees Smouse and Goeckner were absent. Dan Venturi and Jeff Feucht from the Administrative Center Cooperative were in attendance as well.
- IV. **New Business:**

The Township board participated in the Administrative Center Cooperative meeting. Motion to approve the April 4, 2024 cooperative minutes as presented was made by Tom Shaughnessy, seconded by Jeff Feucht. Motion carried with a voice vote, all in favor. Yes: 3, No: 0.

Tom Shaughnessy provided each member a packet and shared the cooperative was created by leaders in the community with the opportunity for betterment for three organizations and did just that. The Township is not withdrawing for a negative reason, it has been outgrown. To expand into more senior programming, more space is required. A project timeline was shared reflecting the ball fields were worked on as part of the cooperative construction in 2001. Erickson Engineering was paid by the cooperative for the field work. OWP&P also showed the athletic fields in the design plan. A letter from Bill Ahlers to Dan Venturi shows after Polley Field is rebuilt, the High School should not have a need to use the ball fields. In the annual audits the building was valued at \$1,770,000 in 2023, \$1,809,000 in 2022, \$1,840,000 in 2021, and \$2,070,000 back to 2003. It is being insured for \$4,000,000. The CoreLogic SwiftEstimator value is \$4,058,000 and \$2,029,000 with depreciation. The High School is not paying twice for the land, that is what they brought to the table. Streeter is out of business, the Thelen Excavating portion is no more, and Kevin Comino from Eriksson Engineering is looking in the archives for the site plan. The Township's stance is the fields are included and the IGA was written in a punitive manner, not a cooperative withdrawal. Jeff Feucht indicated the High School is clear on where they stand. Dan Venturi shared the buyout is at fair market value per the IGA and it is clear fair market is appraisal. The punitive aspect is the other parties being forced to buyout the Township when Lake Villa is happy as is. Jeff Feucht walked through the real estate definition in the IGA and that the IGA reflects the High School's contribution was the use of the real estate owned by the High School. He proposed a valuation of \$1,203,610 using the two appraisals, excluding the ballfield land value. The High School would pay \$401,208 to the Township and an agreement would be entered for the High School to have two thirds use and Lake Villa reducing to one third usage rights to the building. An accelerated payout option was offered with a minimal portion being paid to the Township in May 2024 and the remainder after the Township has vacated the building on July 1, 2024. Tom Shaughnessy noted the IGA mentions other assets and those are the ballfields. Dan Venturi believes the Township is better

off taking \$401,000 now than \$490,000 over ten years. Tom Shaughnessy noted the Township has been good partners and are taking the biggest hit. Dan Venturi shared he did not think anyone would leave and the other parties are being forced to buyout the Township. Jeff Feucht indicated a July 1, 2024 departure date would help the High School with getting partition walls up before the school year. Supervisor Shaughnessy shared the Township does not know the ADA accessibility timeline at the new building and would like to stay put until that is complete. The attorneys will talk after the Township board discusses.

V. Citizen Comment: None.

VI. Adjournment: Tom Shaughnessy made a motion to adjourn the co-op meeting, seconded by Jeff Feucht. Motion carried with a voice vote, all in favor and the meeting adjourned at 5:20 P.M. Yes: 3, No: 0. There was no further business to come before the board. Trustee Shepard made a motion to adjourn, seconded by Trustee Turner. Motion carried with a voice vote, all in favor and the meeting adjourned at 5:22 P.M. Yes: 3, No: 0, Absent: 2 – Smouse and Goeckner.

Meeting place: Antioch Township Hall, 1625 Deep Lake Rd., Lake Villa, IL 60046

Respectfully submitted,

Meghan Dyer Dawe