

**March 21, 2012  
Executive Session**

**State of Illinois  
County of Cook  
Village of Stickney**

**The Board of Trustees of the Village of Stickney met in Executive Session on Wednesday, March 21, 2012, at 7:30 p.m. in the Stickney Village Hall, Conference Room, 6533 W. Pershing Road, Stickney, Cook County, Illinois**

**Audrey McAdams, Village Clerk stated that the session began at 7:30 p.m. with the following people in attendance: Trustees Mares, Morelli, Schimel, Walik, White and Zeedyk. President O'Reilly, Village Clerk Audrey McAdams, Attorney Stanley T. Kuser Jr., Stickney Township Supervisor Louis Viverito and Stickney Township Assessor, Kenneth Polivka**

**President O'Reilly explained the purpose of this meeting is to authorize an Intergovernmental Agreement with Stickney Township in order to have us help them acquire property located at 4026 Euclid Avenue. We have a little more power to take the house using eminent domain. The township will cover any expenses occurred relating to this endeavor.**

**Stickney Township Supervisor Louis Viverito provided information pertaining to their intent of expanding the parking lot of the North Clinic. He provided information on the growth they have seen in the services provided by the clinic. He noted that the current parking lot doesn't accommodate the driving needs of the seniors. He noted that American Bank has the foreclosed house they are trying to buy. It appears that people are still using the garage to fix cars. An extensive list of offensive actions by the occupants of the house was given. Included in the list were shots fired into the clinic windows while the seniors were in session. Supervisor Viverito appealed to the board to help them obtain this property through eminent domain.**

**Trustee Schimel injected the fact that someone is paying the water bill. He would investigate whether the bank is paying the bill. Fred would check if the building is occupied. He gave a timeline of a foreclosure.**

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**Attorney Stanley Kuser explained that he has spoken to Attorney Pearlman of Attorney Cainkar's office and learned that the owner of the building can't be found to be served with the foreclosure. (Attorney Cainkar represents the township) Therefore, the owner was served via publication. The bank might, indeed, be paying the bills. The township does not have eminent domain powers per state law but the village does. The village may be successful in filing an eminent domain lawsuit. This way, if the bank will cooperate, we will present them with the offer that the township will make. This may move things more quickly rather than waiting for the waiting period of taking care of a bad mortgage.**

**Stickney Township Supervisor Louis Viverito informed us that they will offer \$150,000 to the bank. This was the last appraisal of the house.**

**Attorney Stanley Kuser noted that the bank does not have the title. They have a mortgage security. If we could get the bank to agree to go forward and we get our orders entered with the court for eminent domain, the transfer can take place faster than if we condemned the property.**

**Stickney Township Supervisor Louis Viverito enforced the fact that they needed to keep this information under wraps due to the fact that they didn't want an outside influence coming in to try and buy the house out from them or get the price increased.**

**Attorney Stanley Kuser reminded those in the room that this information is confidential and must be kept that way. It must be kept tightly within this meeting.**

**Stickney Township Supervisor Louis Viverito assured us that whatever the costs involved with this transaction will be covered entirely by the township. They have saved for this. He addressed the improvements they will implement.**

**President O'Reilly explained the action items that the board will experience after we go back into regular session. One is the Intergovernmental Agreement with the Township and the Resolution for the acquisition of real property.**

**A no objection conscience was taken of the trustees to go forward.**

**President O'Reilly adjourned the meeting at 7:46 p.m.**

**Respectfully submitted,**

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**Audrey McAdams, Clerk**

**Approved by me, this 21st day of March, 2012**

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**Daniel O'Reilly, President**