

**October 7, 2014
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 Tuesday, October 7, 2014, at 8:11 p.m. in the Stickney Village Conference Room, 6533 W. Pershing Road, Stickney, Cook County, Illinois.

The people in attendance were: Trustees DeLesch, Gomez, Lazansky, Savopoulos, Sleigher and White; Mayor Morelli, Clerk McAdams and Attorney Donald Kreger.

The clerk asked that all in attendance to turn off their phones. Phone activity can be considered a meeting within a meeting. A reminder was given that it is unethical to disclose closed session activity.

Mayor Morelli called the meeting concerning the Sokol and what our next steps with Sokol, the building and such.

Trustee De Leshe stated that at our last executive session meeting it was discussed that the Sokol subject would be addressed again by October 1.

Attorney Donald Kreger mentioned that several incidences have taken place since then. Trustee Patrick Sleigher introduced information concerning two inspections that were done. He explained that he started this process because Public Works Supervisor Jeff Boyajian had the boiler looked at and got a quote of \$5400 for the repair. Trustee Sleigher advised Jeff Boyajian that the building should be inspected before more money is spent on the building.

Attorney Kreger mentioned that now you can't go downstairs due to the asbestos that was found there. Trustee Sleigher clarified that special asbestos respirators have to be purchased and used. The heat can't be put on until it is fixed. The asbestos was found in the downstairs area of the bar. Everything has to be taken out of the area because the bar is on top of the asbestos. Conversation ensued with Trustee White providing information on asbestos obtained from the EPA web site. He assured us that asbestos is not removed, it is encapsulated. Every 9x9 floor tile is asbestos. The clerk asked Trustee De Leshe what was done during the School District 103 expansion. We were told that \$60,000 was spent to remove the asbestos floor tile.

Mayor Morelli mentioned that Sokol has already started their programs and tuitions have been paid therefore we have to decide quickly. Trustee White asked if they have complied with anything we have requested. Kreger said that they are not going to. Both Trustees De

Leshe and White said, "Then that is our answer." Kreger went on to say, the problem is this. They consider it their personal right to keep their personal ? inaudible? it could be contracts. He went on to say, The problem with that is, he doesn't like authorizing

Page 2

expenditures of federal funds on contracts that we have never seen. He mentioned that the clerk can get through to them, the mayor can get through to them, but he doesn't think he can. In addition he said, they were supposed to come up with \$30,000 according to the contract not \$15,000. There was some cross talk about it being \$14,000. Trustee White said that we have not seen any proof of it. It could be pie in the sky. Discussion was held over the fact that the CEDA federal loan was taken out prior to the Village of Stickney owning the building. Trustee White surmised that since they do not own the building, the loan is no good any more. Mayor Morelli said that they have the loan for ten years are still paying something on it.

Attorney Kreger stated that what we still have to say is, we all know that we have people in town that belong to that facility and organization and they passed on that building to you and it cost you \$42,000 to get the building. The building probably makes the property worth less than if it would be if it were vacant. He is not an appraiser but he felt that it would appraise the property as vacant. It is probably around \$80,000. He thought maybe it is convertible to a church. Group comments felt that the lots alone would be worth something in a range of \$30,000 to maybe \$40,000. The frontage is 85 feet. Kreger asked, What do we do? With the kind of money do you want to put into it? Or, need to put into it.

Trustee Gomez asked if we have talked to our inspectors. What can be done? What do they think? Before we make a decision. Trustees Sleigher and De Leshe said that the inspection refers to public safety. . . .fire safety.

Kreger said that after we deal with fire safety, heat it could be \$125,000. If it is only \$125,000 do you want to spend \$125,000? Trustee Savopoulos chimed in that nobody is forcing us to do this. Trustee White wondered how we got though the inspection from our insurance company last November. Kreger asked, Is the goal to keep it going or not to keep it going? Do you want to spend \$10,000 on it at some point. Trustee Gomez stated, like the Mayor said, there are still kids there and paying in advance. She then asked for some options before we saw we are going to close it.

Trustee Sleigher spoke of the possibility of something happening there. Trustee De Leshe addressed the canopy that hangs over the public access. If we know about something then it is our responsibility. There are a hundred things to do to make it safe. Public safety is our concern.

Trustee White said that we have a major tenant there that is not paying anything. They are sucking electric and gas. We have public works employees are keeping the place clean. We are not in the position to make it a palace. He went on to say that they haven't complied.

Donald Kreger said that they haven't complied. They are using it more. They haven't given us money. They haven't repaired the place. He recognized that this is an

Page 3

organization that has been here for years. They get compliments for what they do for the children. We are sitting in a situation where you say that now that we know about it, we have to do something about it. Even if we didn't look at it, we are still at fault. It was said by Jeff White, that our liability could be more now that it is in print. Kreger said that it is easy to prove that we have no sprinklers in the building. Trustee White reminded everyone that it was discussed quite a while ago that whenever the building was in use a member from the fire department was supposed to be there. And, none of that happened. Eric comes and sets up and leaves and comes back when it is time to close up. Trustee Lazansky said, For \$15 per hour he should just sit there. Trustee Savopoulos suggested that that cost should be passed on to the people who are renting it. Most agreed to that. Kreger stated that the biggest user is violating the so called lease.

Attorney Kreger said that legally there are all types of things we can do. In the sense of what types of services we can provide for the children in town and our general attitude toward that organization. Nobody seems to want to hurt their feelings. Legally you have every authority to terminate any right they have to use the premises. You can close the building. If you can't heat the building, you are going to have to close the building. Some part of it you are going to have to do. You can't have it at zero with no heat.

Trustee De Leshe remarked that there is no evacuation plan, no emergency lighting, there is no occupant load signs, the guard rail is not compliant, the front entry doors (not audible). All these things are minor but.....Without these safety measures if the place fills up with smoke, we are going to kill kids.

Trustee Gomez asked Mayor Morelli for her thoughts. She replied, "Whatever you guys decide." "It is going to take quite a lot to get it up to par." "If we are willing to do that." "If it is what we want to do." "We have the building now, we have the building."

Attorney Kreger stated that if all that was happening was if it was going to cost us \$25,000 to make it safe and they are still violating the lease and they are not giving us the money and they are not doing what they were supposed to do. Do you want to keep the premises going to supply the services? Jeff White said that sure. They are not the main reason we acquired the property. It was for everybody in the village. And, it should not pay for itself 100%. But when you have a major tenant in there paying nothing and it costs the village \$50,000 a year, it is not fair to the rest.

Attorney Kreger asked if we made some sort of substantial improvements, would it cut down on that \$50,000? Trustee White said that it is electricity, gas, cleaning and maintenance. Trustee Sleigher reminded us that when we first got the building it was used quite often. There were basketball and kids programs. Former Trustee Walik had all sorts of programs.

Page 4

Trustee Sleigher said, other than the heating, we have to look at the pylons because that is what is supporting the roof. The north side is falling apart. If those fall apart, we are going to lose the roof.

Trustee Gomez spoke about renting the place for parties. We were told that it is \$100 by Trustee Lazansky. And if they clean up the place they get their \$100 back. It sounds like they get it for free. There was significant cross talk at this time.

Kreger suggested looking into other park districts and what they charge. Non-for-profits get the facility for free. If you want to rent the VFW it is \$500. Trustee Gomez said that she knows people that are not in Stickney and they are renting the Sokol building.

Trustee De Leshe asked how many kids are using the program. Trustee Sleigher said he looked on line and the Sokol web site said there are 13 kids. That was pretty much not accepted by the group. The Mayor said that it was more like 50.

Trustee De Leshe again referred to the engineering study. He spoke about both roof-top-units. Trustee Sleigher said the boiler needs condensate piping. He said they took the fuse out so they cannot start it. Trustee White said that at least some of this has to be done.

Attorney Kreger reminded them that if they vote for the \$500,000 (this is a bond issue up for a vote) then some of that could go for this.

Trustee Lazansky suggested that we do the fire safety stuff to keep the people safe. If that means \$100,000 then next year you put in another \$100,000 and so on. Trustee White said that Cicero just got a grant for \$1 million. If you got a grant you could build a brand new recreation center.

Trustee Sleigher suggested tearing it down and building two houses which will give us taxes. Kreger asked about the cost to demolish it. Someone suggested \$50,000.

Trustee Sleigher mentioned that there is a pile of fireworks on the roof. Burned up.

Trustee Lazansky stated that we are not obligated to the Sokol. But, they are the ones that don't pay anything. Should we bring them into it and tell them this is where it is at. Trustee White said that we have been trying to bring them into it. The attorney felt that the mayor could do it.

The mayor was there, Jeff White, Donald Kreger and some people from the Sokol were at a meeting with them some months ago. Now they say they don't want that money used for anything other than making the place look better. Jeff White asked why don't they want to show us that they have it.

Page 5

Trustee De Leshe told us that he just paid \$300 to the Sokol to send his two girls there. So if they have 50 kids they are making money. They do hold fundraisers. Mayor Morelli said there is not much money that is generated. People don't participate in it.

Mayor Morelli couldn't see that there are not that many kids from outside of Stickney. She also said that the Sokol people do want to talk. They were talking about doing different things. Trustee De Leshe asked if it would be a public meeting. Trustee White suggested that anyone in the community with an interest should be public.

Extensive cross talk went on. It was decided that the part-time fire fighter will be at all events in the Sokol building.

It was decided that the meeting would take place on Monday, October 20, 2014 at 6:30. Kreger felt that if they are part of the problem, they should be part of the solution.

Mayor Morelli adjourned the meeting at 8:50 p.m. No roll call was necessary.

Respectfully submitted,

Audrey McAdams, RMC/CMC
Clerk. Village of Stickney

Approved by me, this day of , 2014

Deborah E. Morelli, Mayor