

**June 3, 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, June 3, 2014, at 7:21 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.**

**Attorney Donald Kreger explained that a couple of meetings ago Mayor Morelli, Trustee White and himself met with Rich Vachata and his father. One of the things that were requested from them was any agreement or documentation they had from FEMA with respect to the money and how it could be expended. We needed to know if that money could be expended to improve the drainage, as opposed to fixing up the basement.**

**Last week Mr. Kreger called and said that he has not received anything from him and was wondering where it was. Rich Vachata informed him that he is not going to give it to us because it is personal. Mr. Kreger said that he (Rich Vachata) sent, (Mayor Morelli) a letter at around the same time. Mr. Kreger doesn't know how that is personal since it is our building now. If he is spending money for something else now and he can't expend the money because it is our building without.....and he can't expend the money for anything else because it came from FEMA for that building. How it is personal I do not understand. The rest of the conversation between Mr. Kreger and Rich Vachata was difficult due to the tone of the conversation. At one point, Mr. Kreger kept the ear piece away from his ear and talked into his phone. He ended it by saying he was going to continue to watch the hockey game.**

**Mr. Kreger explained that we can't expend that money. It is not his money. It is for work on the building we own. What he is concerned with is that it be expended in a manner that this municipality won't get in trouble over with FEMA. He was not suggesting they will and he is not suggesting whether he is telling the truth. Mr. Vachata told Attorney Kreger that he was to do cosmetic stuff to the basement. Mr. Kreger wanted to know how much money was provided by FEMA pursuant to that documentation. Mr. Kreger wants to know how much money they have and he wants to know what FEMA says the money can be used for. Mr. Kreger doesn't accept it to just take someone's word.**

**Trustee White said that thought was if the word was good there would be no reason not to show us the papers. If, in fact, the dollar amount is \$14,000 they have a loan from FEMA.**

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**Mr. Kreger interjected, then if it were for more, then we need to know. Mr. White said that it could be for what we need to fix it.**

**Trustee Savopoulos relayed that he had a conversation with Rich Vachata and was told that this was a loan and had to pay the money back. Trustee White and Donald Kreger said that Rich Vachata said that this is a loan and is paying interest. But, Mr. Kreger doesn't know if they are paying interest out of the loan proceeds. Mr. Kreger said that now we own the building, he doesn't know what our responsibility is. We didn't sign on it in any way. It was a low interest loan. This was for a flood dating back to 2010.**

**Trustee White announced that there was an agreement when we took the building that they were to make repairs in the sum of \$30,000. Mr. Kreger stated that it was their obligation to complete that work that they were supposed to complete. And it is their obligation to come up the money. It is not our obligation to pay off that loan. They are not giving anything to show us what they are doing, what we are doing, how much money they have, what the agreement says.....He can't recommend that a municipality take for granted that we are being informed correctly. Trustee White voiced that it indicates when he won't show you the papers to back what he says, because that is what the papers will show. Attorney Kreger said over and over again that he would produce it.**

**A continuation of the conversation went on. It was mentioned that they are not paying for any utilities or rent. Mr. Kreger can't force them to do it. He asked, "Should I say, if you don't produce this, then your lease is up." Trustee Sleighter suggested that we just close it. Mr. White said you can't do this without getting all the facts. We need to find out how much damage is done in the basement. Donald Kreger speculated the cost of the building.**

**Trustee Sleighter then submitted a November, 2013 list IRMA produced from an inspection. A few of them were safety issues. Trustee DeLesch elaborated on the ramifications of these issues. Additional estimates were given for a replacement for an air conditioning roof-top unit for \$9500. It was decided that Fire Department Tommy Heller should do a safety inspection. Additional conversation was held on the inspection list. It was recommended that someone from IRMA could go over this list with us. Finally, it was suggested that someone from the fire department should stay at the parties for safety purposes. Further conversation was held over the length of time this IRMA report was held with nothing being done.**

Trustee Sleigher then talked about the tax exempt status of the two lots that the building is on. The assessor was questioned why both lots were not zoned the same. Apparently a mistake was made.

Mayor Morelli was asked when she heard about this. She heard that IRMA was over there. But, she has not looked at the papers.

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Attorney Kreger stated that we need to know what to do to go forward with this. We need to know what to do with it. We need to know costs. There are two of the three AC units working. We could have another meeting when you have gotten more information. You need to know how much it costs to repair. You don't want it to flood again. Again various conversations were held on the ownership and repairs needed. There was a point over the contract stipulation of "six months" to do the repairs. We already did significant improvements including the roof truss after we took ownership of the building. The AC quote was from May 2, 2014. Trustee White detailed the lack of activities in that building at this time. There had been many in the past. The group in there is not paying for anything.

Mayor Morelli adjourned the meeting at 7:55 p.m. No roll call was necessary.

Respectfully submitted,

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Audrey McAdams, Clerk

Approved by me, this            day of            , 2014

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Deborah E. Morelli, Mayor