

**February 4, 2014  
Executive Session  
Kornerstone**

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

**The Board of Trustees of the Village of Stickney met in Executive Session on Tuesday, February 4, 2014, at 7:37 p.m. in the Stickney Village Conference Room, 6533 W. Pershing Road, Stickney, Cook County, Illinois**

**Mayor Morelli stated that this meeting is in regards to Illinois Department of Revenue Docket 11-23073.**

**Audrey McAdams, Village Clerk stated that the session began at 7:24 p.m. with the following people in attendance: Trustees De Leshe, Gomez, Lazansky, Savopoulos, Sleigher and White, Mayor Morelli, Village Clerk Audrey McAdams, and Attorney Donald Kreger.**

**Clerk McAdams 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 Kornerstone Properties is the petitioner of an appeal of the Property Tax Appeal Board of the county. What it seeks is to reduce the total property appraisal of \$1,400,000.00 to a requested assessed evaluation of \$525,000.00. Based on our current tax rate that is approximately \$72,000.....each year. This is for the levy year 2011. We have already collected those taxes. It is like we have already gone back and doing the same thing that happened with the race track. If it was done in the same year what happens is the tax rate gets spread out over the adjusted amount. But, in this case since we already collected it, we have to refund it if we lose or settle. The same is true if they go forward and that reduction sticks for the next levy year which is 2012 and we have collected almost all of those taxes. He was sure that we are in the 90% (collected) category. We could double that figure and that is his concern.**

**The Morton School District 201 has filed an extension. We have a 90-day extension from December something. He wanted us to have the opportunity to decide. The school district lawyer Steve Avalos is handling it for them. The school has hired an appraiser and the fee is \$1500.00. Donald Kreger made a recommendation to split that figure with him. Mr. Kreger wants the ability to watch over what he is doing and to see if he is going to effectively go forward with this and have the ability to report back to us. Donald Kreger stated that he doesn't wish to charge us a lot of money. One of the reasons for paying one half of the appraiser fee is it will save us a lot more than that in attorney fees. It will open up his (Mr. Avalos) files up to Mr. Kreger. He has done some leg work. Avalos cannot deny Kreger discussing with him on how he plans on going forward. We can then make a determination on whether he needs any help.**

**Mr. Kreger stated that if you decide if you want me to look over his shoulder or participate at the time he (Donald Kreger) will report back to us is necessary, then the \$750 for sharing in the appraiser is worth sharing the information with the other party is saving us from paying Donald Kreger for foot work.**

**Trustee Patrick Sleighter asked who assesses the property. Donald Kreger explained it is done by the Assessor's office in Cook County. They have objected to it and now they are appealing to Cook County Board of Appeals decision to keep it the same to the State. Donald Kreger explained that Kornerstone is still Commonwealth Edison property and includes property in Forest View and Stickney. Mr. Kreger is still not comfortable in what portion is in Stickney so he can look and see if that \$71,900 is correct. He said that we could lose. He doesn't think that the property is worth as little as they say it does. He said there as some additional ways to negotiate to protect ourselves if we feel that they are wrong. We have go to try to make sure that the 2011 and 2012 years are not included in any settlement. Whatever the settlement there is, should be spread out over the entire whole municipality so we don't have to refund it. Donald Kreger is not going to make those decisions on his own. Whatever they are, they are going to come from intellectual sound feelings about it which he will disclose to us before he ever settles on anything.**

**Patrick Sleighter asked about the basis of reassessment? His own property value went down too but never received a tax break. He wanted to know why they deserve a tax break and none of the residents or business do? Trustee Savopoulos asked if Forest View is involved with this too. Donald Kreger stated that we can't file on their behalf. He would find out if they have been advised. Kreger then referred to the \$300,000 refunded by this municipality for the track. He would not blame anyone on that one. In this particular case, he wasn't given notice until December. Their Board of Appeals decision was given to us in December on action that was taken by this board in February or March of last year. The decision was made but once they give notice they have to give us so much time to answer the appeal. We have our rights. We have an extension. There is not going to be any action taken for months. There will be action taken by the lawyers.**

**Today we are discussing the cost and whether or not you want Donald Kreger to look at it and split the cost. Trustee White felt it is money well spent and to get our foot in the door. Donald Kreger will participate in it and stay advised as to what is going on. Trustee White suggested that we should stay in it until the end. We might spend \$20,000 to save \$60,000. Donald Kreger felt it would never reach that. Trustee Savopoulos thought that Forest View should be involved. Donald Kreger explained that they will be dealing with different properties.**

**Clerk McAdams explained that she and Trustee Sleighter went to the PTAB web site and printed documents for each of the properties involved. Only one of the parcels are in Stickney. She showed a picture of a large brick building that was on Sanitary District land**

and was already torn down. Donald Kreger explained what particular pin number is in the village. Sleighter mentioned Edison 0. Kreger said that what we have to make sure of is accurate parcels. There are parcels 2 through 6. The first parcel is somewhere around \$900,000 of assessed evaluation.

Trustee White felt that everyone was on the same page. Trustee DeLeshe discussed the motion to authorize \$750 to share in the appraisal and to authorize the attorney to look into it further.

Donald Kreger named the addresses of 4313 and 4303 Edison and 4300 and 4600 Ridgeland. The 4300 is within ours. The first parcel here on the first page is 011 of the first property. The second set is in Forest View. Anything in 011 is in Stickney. The amounts are not shown. The clerk explained that School District 103 is added to the PTAB as an intervenor.

Mayor Morelli adjourned the meeting at 7:42 p.m. No roll call was necessary.

Respectfully submitted,

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Audrey McAdams, Clerk

Approved by me, this 18<sup>th</sup> day of February, 2014

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Deborah E. Morelli, Mayor