



ANTIOCH TOWNSHIP SPECIAL BOARD MEETING

January 8, 2024

- I. **Call to Order:** The meeting was called to order at 4:00 P.M. by Supervisor Shaughnessy.
- II. **The Pledge of Allegiance:** Dan Venturi led the Pledge of Allegiance.
- III. **Roll Call:** Roll call indicated the following Trustees were present: Smouse and Turner. Also present were Supervisor Shaughnessy, Assessor Perry, and Clerk Dyer Dawe, and Dan Venturi and Jeff Feucht from the Antioch Township Administrative Center Cooperative.
- IV. **New Business:**

The Township board participated in the Administrative Center Cooperative meeting. The officers of the cooperative were elected as follows: Tom Shaughnessy – Treasurer, Dan Venturi – Chair, and Jeff Feucht – Secretary. A discussion ensued regarding Antioch Township withdrawing from the cooperative, and the Lake Villa Township and District 117 buying out the Township’s one third share of the building. The sticking point among the cooperative was the appraisal amount received and to determine if an additional appraisal is necessary. Also, if the land included in the appraisal should be the building footprint and parking lot or the surrounding land as well, including the retention ponds and fields. Jeff Feucht understands the school only donated the land under the building. Dan Venturi understands the fields should be included as only the building footprint and lot being included would be inconsistent with the intergovernmental agreement amendment regarding the field use. Supervisor Shaughnessy suggested the High School buy out both Antioch and Lake Villa Townships at fair market price and terminate the co-op. Lake Villa Township could then put together an agreement with the High School to continue to use the fields as they have not been using the building. Dan Venturi and Jeff Feucht were not in favor of the suggestion and would like to continue the co-op among them. Wayne Sobczak, the Vice President of the School board at the time the cooperative was formed, believes the donated land is only the footprint and possibly the parking lot. Dennis Hockney believes the surrounding land was never a question, only the land the building is on was donated. Supervisor Shaughnessy noted there was \$777,000 in sitework completed during construction that was paid through the co-op. That work included the field, parking lot, etc... Jeff Feucht would like a second appraisal as the first includes all the surrounding land and believes it should not. Assessor Perry recommended the scope of the appraisal be specific and that a cost approach should be requested. Dan Venturi and Jeff Feucht noted the intergovernmental agreement reflects fair market value and that is all that should be stated in the engagement letter. Dan Venturi shared the original site plans include the fields and it is also how the parties operate. He suggested the second appraisal include two numbers, one with the surrounding land and one without. Dan Venturi made a motion, seconded by Supervisor Shaughnessy for the co-op to commission a second appraisal on the building that includes the footprint of the building, retention pond, and parking lot, and an alternate appraisal that

includes the acreage for the recreation fields as well, using the acreage delineated by Luke Denoma. Motion carried with a roll call vote. Yes: 3 – Venturi, Shaughnessy, Feucht, No: 0.

- V. Citizen Comment:** Trustee Turner noted the building would not exist without the land the retention ponds were built on. Assessor Perry noted it is a special use property and would be a disservice to taxpayers do not do both a cost approach and fair market value appraisal as there is no comparable in Illinois.
- VI. Adjournment:** Supervisor Shaughnessy made a motion to adjourn the co-op meeting, seconded by Dan Venturi. Motion carried with a voice vote, all in favor and the meeting adjourned at 4:51 P.M. Yes: 3, No: 0. There was no further business to come before the board. Trustee Smouse made a motion to adjourn, seconded by Trustee Turner. Motion carried with a voice vote, all in favor and the meeting adjourned at 4:51 P.M. Yes: 3, No: 0, Absent: 1 - Shepard.

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

Respectfully submitted,

Meghan Dyer Dawe