



ANTIOCH TOWNSHIP SPECIAL BOARD MEETING

January 6, 2023

- I. **Call to Order:** The meeting was called to order at 1:00 P.M. by Supervisor Shaughnessy.
- II. **The Pledge of Allegiance:** Supervisor Shaughnessy led the Pledge of Allegiance.
- III. **Roll Call:** Roll call indicated the following Trustees were present: Shepard, Turner, and Davis. Also present were Supervisor Shaughnessy, Assessor Perry, and Clerk Dyer Dawe. Trustee Smouse was absent.
- IV. **Citizen Comments:** None.
- V. **Supervisor Report:**
 1. Supervisor Shaughnessy shared the board is going to walk through the building to see if it can be used to consolidate senior programming in one building and move the Township into Antioch. The Township has \$1,300,000 invested in the current building. District 117, Lake Villa Township, and Antioch Township own it together through a co-op. The Township has evolved over the last 20 years and needs more room for activities under 1 roof. The November 2022 referendum for \$16,500,000 to use the \$600,000 Bittner property deeded from the Village failed. Supervisor Shaughnessy asked all present individuals to share who they were: Mike Elliott from Kluber Architects, April Dattalo Administrative Assistant for the Township, Bob Wonderling, Pat Vanderwerker, Merry Ladewig Case Worker for the Township, Renee Mehring Director of Senior Services for the Township, Jeff Bott, Karl Jackson Deputy Assessor, Dan Forbes from Speer Financial, Kent Floros from Chapman and Cutler, and Bryan Shaughnessy from Tiffany Real Estate. Supervisor Shaughnessy shared St Peter's was evaluated and it would be \$8 to \$10 million to repurpose it plus \$2 million to purchase it. The Centegra building was acquired by the Sleep Apnea company before the Township could act on it, and the minimum bid wasn't accepted on the Learning Center and parking wouldn't have worked. St Stephen's church could be used to consolidate the Township and Assessor offices and be used as a community center. All the components of the referendum building could be met at St Stephen's minus the gymnasium. Trustee Shepard clarified it would be for community services, not just seniors. Trustee Turner questioned if this purchase would be in lieu of building on the Bittner property and Supervisor Shaughnessy said that is up for discussion. The next referendum couldn't be until 2024 with a building built in 2026 if it passes. This might be forever or possibly build a community center on the Bittner property in the future. The Township has 30 years to do something with the property or it goes back to the Village. Jeff Bott questioned the ownership of the current Township building and Supervisor Shaughnessy clarified the land is owned by District 117 and the building is owned by District 117, Antioch Township, and Lake Villa Township. The agreement is 1/3 of the appraised value would be paid out annually over 10 years. That's why the bond attorney and Speer Financial are at the meeting to ensure there is no impact to the tax payers. Bob

Wonderling noted if District 117 has to buyout the Township it is a shell game and will impact the taxpayers through the school district. Supervisor Shaughnessy shared St Stephen's was built in 1967 and remodeled in 1988 and includes 90 parking spaces. All attendees completed an independent walkthrough of the building and came back together at 1:36 P.M. Supervisor Shaughnessy noted during the walkthrough he received feedback that the Township should work with the Village and ask them to help with funds since the Township took over senior services or have the Village give the Township the Bittner property to sell or its worth in money instead. Bob Wonderling questioned the agenda item and if it meant an offer was already made. Supervisor Shaughnessy clarified that meant interest had to be shown to get in the door for the walkthrough today. Only a letter of intent was given, not a formal offer on the property. Trustee Shepard clarified that while he is a Realtor by trade, he is not acting as a Realtor, only as a Township Trustee. Supervisor Shaughnessy shared that Bryan Shaughnessy from Tiffany Real Estate is his son and is being used as a Realtor due to the time sensitive nature of the transaction. Bryan Shaughnessy noted that he will not be compensated for any of this work.

VI. Executive Session:

1. Motion to suspend the open special meeting to go into executive session to discuss real estate under the Open Meetings Act was made by Trustee Shepard, seconded by Trustee Davis. Motion carried with a roll call vote. Yes: 4 – Davis, Turner, Shaughnessy, Shepard, No: 0, Absent: 1 - Smouse. The board moved into executive session at 1:41 P.M..
2. Motion to move back into the open special meeting session at 2:47 P.M. was made by Trustee Shepard, seconded by Trustee Davis. Motion carried with a roll call vote. Yes: 4 – Shaughnessy, Davis, Turner, Shepard, No: 0, Absent: 1 – Smouse.

VII. Resolution: A motion was made by Trustee Shepard and seconded by Trustee Turner to pass the resolution 113-23-1 as amended to Authorizing the Township Supervisor to move forward with architectural repurposing plans not to exceed \$10,000 for the property located at 1155 Hillside Avenue, Antioch, IL 60002. Motion carried with a roll call vote. Yes: 4 – Davis, Shepard, Shaughnessy, Turner, No: 0, Absent: 1 – Smouse.

VIII. Adjournment: There was no further business to come before the board. Trustee Shepard made a motion to adjourn, seconded by Trustee Davis. Motion carried with a voice vote, all in favor and the meeting adjourned at 2:51 P.M. Yes: 4, No: 0, Absent: 1.

Meeting place: St Stephen's Church, 1155 Hillside Avenue, Antioch, IL 60002

Respectfully submitted,

Meghan Dyer Dawe