



ANTIOCH TOWNSHIP SPECIAL BOARD MEETING

April 4, 2024

- I. **Call to Order:** The meeting was called to order at 12:01 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: Shepard and Turner. Also present were Supervisor Shaughnessy, Assessor Perry, Clerk Dyer Dawe, and Attorney Jim Hartman. Trustees Smouse and Goeckner were absent. Dan Venturi and Jeff Feucht from the Administrative Center Cooperative were in attendance as well.
- IV. **New Business:**

The Township board participated in the Administrative Center Cooperative meeting. Motion to approve the January 8, 2024 cooperative minutes as presented was made by Tom Shaughnessy, seconded by Jeff Feucht. Motion carried with a voice vote, all in favor. Yes: 3, No: 0.

The members agreed the recent appraisal is considered final. Motion to pay the remainder of the appraisal invoice was made by Tom Shaughnessy, seconded by Jeff Feucht. Motion carried with a voice vote, all in favor. Yes: 3, No: 0. Tom Shaughnessy shared the Township has purchased a new building at 1275 Main St and intends on withdrawing from the co-op. Three architects are reviewing the building to repurpose it and determine timing. The Township's new kitchen requires work before Catholic Charities could use it. They would like to continue using the co-op building for Meals on Wheels and Wednesday luncheons. Dan Venturi agreed to allow it and Jeff Feucht needs to consider it. Jeff Feucht noted if Lake Villa wants access to the building, Lake Villa needs to pay one third of the buyout. If not, the High School will pay out Lake Villa's third too. If it is only the High School, Catholic Charities probably will not be able to continue use. Dan Venturi noted Lake Villa might want use of the hall. Tom Shaughnessy shared the Township would like to continue use of the hall for senior programs and civic groups until the new Township building is ready. It is not just Antioch residents using it, but Lake Villa and Lindenhurst as well. Jeff Feucht indicated if the High School buys out Lake Villa as well, that will not be an option. If Lake Villa has a shared use, there will be the ability to do that. Tom Shaughnessy questioned if the payout could be over 3, 5, or 7 years rather than 10 years per the Intergovernmental Agreement (IGA) and indicated he would like the money worked out by May 20, 2024. Tom Shaughnessy believes the land must be included in the value that Lake Villa's interest is the ball fields, and the property is encumbered for 99 years. It covers the building, retention ponds, and fields. He proposed a one third payout of \$591,666 using the average of \$1,775,000 from the two appraisals. Jeff Feucht noted the land is not included. Dan Venturi proposed using the average of all four numbers - the value from both appraisals for both with the fields and without. Tom Shaughnessy and Jeff Feucht did not agree. Supervisor Shaughnessy shared the IGA states the Township has one third value of the field. Dan Venturi noted in the agreement, but not the buyout. Jeff Feucht believes the land is not owned by the cooperative and the High School will not pay it for their constituents. Supervisor Shaughnessy

shared the constituents are the same for the Township. Jeff Feucht recognized the group is at an impasse, and Dan Venturi recommended a compromise with the average of all four appraisal numbers at \$1,455,200 to move forward. Tom Shaughnessy noted the Township gets one third of the land. Dan Venturi believes it means third user and Jeff Feucht shared the Township has second priority to Lake Villa for use of the fields. They agreed the Township could continue that on for the 99 years. Jeff Feucht will go up to \$1,200,000 for the land under the building and retention ponds, and work on buyout sooner than 10 years. Supervisor Shaughnessy was not comfortable with that number and asked that all three members put a number down and come up with a proposal. Jeff Feucht reiterated the High School's number is the average of the two appraisals including the building, land under the building, and retention ponds. The IGA could be written up as a 50/50 between the High School and Lake Villa and keep field use for Antioch Township as second priority for 99 years. Dan Venturi needed to think about that. The next meeting was set for April 10, 2024 at 4:30 P.M.. Dan Venturi shared Lake Villa does not want office space, but would like to use the community room that Lake Villa residents use it by booking through the Township. Jeff Feucht indicated the High School's interest changes if the community room cannot be sectioned off. Supervisor Shaughnessy recommended Lake Villa exit the cooperative agreement. Dan Venturi does not have interest in that.

- V. **Citizen Comment:** Lee Perry, Antioch Township Assessor, provided documentation including three definitions of encumbered real estate and how they apply to the contractual obligation of the cooperative agreement.

- VI. **Adjournment:** Dan Venturi made a motion to adjourn the co-op meeting, seconded by Jeff Feucht. Motion carried with a voice vote, all in favor and the meeting adjourned at 12:58 P.M. Yes: 3, No: 0. There was no further business to come before the board. Trustee Shepard made a motion to adjourn, seconded by Trustee Turner. Motion carried with a voice vote, all in favor and the meeting adjourned at 12:58 P.M. Yes: 3, No: 0, Absent: 2 – Smouse and Goeckner.

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

Respectfully submitted,

Meghan Dyer Dawe