

## **Village of La Grange Special Board of Trustees Meeting**

Date: Monday, March 02, 2009

Time: 7:30 PM

Location: Village Hall Auditorium

Minutes of the Meeting

### MINUTES

#### VILLAGE OF LA GRANGE SPECIAL MEETING OF THE VILLAGE BOARD OF TRUSTEES

Village Hall Auditorium  
53 South La Grange Road  
La Grange, IL 60525

Monday, March 2, 2009 – 7:30 p.m.

#### 1. Call to Order and Roll Call

The Board of Trustees of the Village of La Grange special meeting was called to order at 7:35 p.m. by President Asperger. On roll call, as read by Village Clerk Robert Milne, the following were present:

**PRESENT:** Trustees Horvath, Kuchler, Langan, Livingston, and Palermo

**ABSENT:** Trustee Wolf

**OTHERS:** Village Manager Robert Pilipiszyn  
Assistant Village Manager Andrianna Peterson  
Village Attorney Mark Burkland  
Attorney Frank Keldermans  
Community Development Director Patrick Benjamin  
Finance Director Lou Cipparrone

President Asperger explained that the three items on the agenda are ancillary items related to the previously Village Board approved agreement for the renovation of the La Grange Theatre.

2. Resolution (#R-09-03) – Approving an Intercreditor and Subordinate Agreement Among the Village of La Grange, the First National Bank of La Grange, and the Owner of the La Grange Theatre

President Asperger explained the details and key provision of the Intercreditor Agreement noting that Village Attorney Mark Burkland and his associate Attorney Frank Keldermans, worked with the Bank's attorneys and are available to answer any questions.

It was moved by Trustee Langan to pass the resolution approving an Intercreditor and Subordination Agreement among the Village, the First National Bank of La Grange, and the Theatre owner, seconded by Trustee Livingston.

President Asperger invited Trustee discussion.

Trustee Horvath expressed his lack of support for this item as it related to the following areas of concern: public policy; fiscal responsibility; and spending priorities.

Trustee Palermo also expressed his lack of support and believes this is a bad decision. Trustee Palermo does not feel enough particulars were provided or detailed.

Trustee Kuchler stated his support for the agreement and the project and disagreed with previous characterizations. Trustee Kuchler noted that numerous public meetings were held and sufficient information was provided to make a decision.

President Asperger reminded the Board that the school districts expressed their support for the renovation of the theatre as a TIF project at the most recent TIF Joint Review Board meeting.

Trustee Livingston noted his comfort level with documentation provided and supports this endeavor. Trustee Livingston briefly explained that Board decisions are careful, deliberate and are made using good judgment.

Trustee Langan acknowledged Trustee Kuchler for his creative solution in suggesting the purchase of an easement encompassing the façade of the theater building. Trustee Langan expressed his support in the use of TIF funds for this endeavor.

Motion approved by a four to two vote.

Ayes: Trustees Kuchler, Langan, Livingston, and President Asperger

Nays: Trustees Horvath, and Palermo  
Absent: Trustee Wolf

### 3. Ordinance (#O-09-03) – Authorizing the Purchase of a Façade Preservation Easement in La Grange Theatre Building

President Asperger explained that on November 10, 2008, the Village Board approved the Renovation Agreement between the Village and the La Grange Theatre which provides that the Village will purchase a façade preservation easement. The next step in the acquisition process is to adopt an ordinance officially authorizing the purchase of the façade preservation easement in the fair market value of \$237,500. The remaining \$762,500 contribution will occur after the theatre owner has made its required contribution of \$650,000 to the renovation fund no later than June 1.

It was moved by Trustee Langan to pass an ordinance authorizing purchase of a Façade Preservation Easement in the La Grange Theatre building, seconded by Trustee Livingston.

President Asperger invited Trustee discussion.

Trustee Horvath inquired if the Board would be provided with a copy of the appraisal for the La Grange Theatre and Attorney Burkland indicated yes.

Motion approved by a four to two vote.

Ayes: Trustees Kuchler, Langan, Livingston, and President Asperger  
Nays: Trustees Horvath, and Palermo  
Absent: Trustee Wolf

### 4. Resolution (#R-09-04) – Approving the Use of TIF Funds to Acquire a Façade Preservation Easement and to Pay Projects Costs Related to the Renovation of the La Grange Theatre

President Asperger explained the process by which TIF funds would be utilized to purchase a preservation easement in the east façade of the theatre building. President Asperger added that in order to implement the Village's commitment of TIF Funds, it is appropriate to adopt a resolution to memorialize the use of TIF funds for the façade preservation easement purchase and theatre renovation costs in the amount of \$1,000,000 and to direct the Village President, Village Manager, and Village Finance Director to take the necessary and appropriate steps to implement the terms of the Renovation Agreement.

It was moved by Trustee Langan to pass the resolution approving the use of TIF Funds to acquire a Façade Preservation Easement and to pay projects costs related to the renovation of the La Grange Theatre, seconded by Trustee Livingston.

President Asperger invited Trustee discussion of which there was none.

Motion approved by a four to two vote.

Ayes: Trustees Kuchler, Langan, Livingston, and President Asperger

Nays: Trustees Horvath, and Palermo

Absent: Trustee Wolf

President Asperger expressed anticipation of the renovation improvements and encouraged all to join together as a community in supporting these approvals.

## 5. Adjournment

At 8:15 p.m. it was moved by Trustee Langan to adjourn, seconded by Trustee Livingston. Approved by unanimous voice vote.

Approved 03/09/09