MEETING MINUTES

SPECIAL HUMAN SERVICES COMMITTEE
MEETING

EXECUTIVE SESSION
Monday, December 17, 2012
3:00 p.m.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Council Chambers

Members Present: Ald. Grover, Tendam, Holmes, Fiske

Members Absent: Ald. Braithwaite

Staff Present: Joseph McRae, Karen Danzack-Lyons, Nicola Whyte, Paul D'Agostino, Marty Lyons, Grant Farrar

Presiding Member: Ald. Holmes

Declaration of Quorum
With a quorum present, Chairman Holmes called the meeting to order at p.m.

ITEMS FOR CONSIDERATION
Deputy City Manager Joseph McRae summarized the bid presented by Tawani Enterprises Incorporated (TEI). On November 27, 2012 TEI placed a bid of One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000) to purchase the property known as the Harley Clarke Mansion, which includes a Coach House, garage, greenhouse and two and one-half (2.5) acres of public property. The intent of the property is to have a boutique styled hotel with fifty seven rooms. In April of 2012 the landmark home (Harley Clarke Mansion) was appraised for 2.1 million dollars ($2,100,000) alone, the home and 3700 sq. ft. of land was appraised for three million dollars ($3,000,000).

Mr. McRae requested direction from the committee as to what steps should staff undertake next.

The vision of the proposed plan is a 57 room boutique hotel with meeting rooms and a ballroom for event such as weddings. It would be open to the public with limited access to the beach; the public beach house would remain.

The proposed annex would replace the current parking space and a 200 space underground parking would be added.
Ald. Fiske stated Colonel Pritzker does a top notch job on his renovations projects. She is torn because she would like this landmark restored; however, giving up parkland and park access and the underground parking is mind boggling. She is beginning to think “this is a landmark that could not be saved”; 1.2 million is giving the property away.

Mr. McRae stated the Beacon Academy would still be interested if the bid from TEI fell through.

There were many interests with the Request for Interest and it tapered off with the Request for Proposal.

Committee’s concerns:
- Underground parking access
- Public access to their garage
- Would the surface of the property be kept serene
- Worst case scenario for the building
- Cannot promise liquor license
- Permits and easements Cannot be part of agreement
- Property Tax concessions
- Zoning
- Potential revenue to the City
- Other alternative for the sight
- Implication of proposed plan for the lighthouse park district
- The RFP states property sale is “as is” the City cannot be responsible for incidents found after purchase. The aforementioned leaking tank was removed in 1991

The Committee was in agreement that the bid was too low for consideration given the appraisal of $3,000,000 for the home and land in April 2012.

The Committee’s direction to staff was to meet with TEI do some more fact finding on their proposal.

**ADJOURNMENT**
It was moved and seconded to adjourn. The meeting was adjourned at 4:36 p.m.

Respectfully Submitted,
Nicola Whyte
Executive Secretary, Health Department