MEETING MINUTES
HUMAN SERVICES COMMITTEE MEETING

EXECUTIVE SESSION
Monday, February 4, 2013
6:57 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, Nicola Whyte, Henry Ford, Wally Bobkiewicz

Presiding Member: Ald. Holmes

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

ITEMS FOR CONSIDERATION
Real Estate: Harley Clarke Mansion

City Manager Wally Bobkiewicz met with Colonel Pritzker of Tawani Enterprises Incorporated (TEI) and his representatives approximately two weeks ago. The Colonel is committed to moving forward with this project.

City Manager Bobkiewicz updated the committee on their concerns from the last Executive Session of December 17, 2012.

- Price Bid: there is room for negotiating. Mr. Pritzker reinforced he is prepared to make a substantial investment at no cost to the City.
- Beach Access will continue: there will be a path from Sheridan Road to the beach front which will be an improvement
- Parking: Mr. Pritzker felt confident an underground parking could be accomplished and a 25 space surface parking would replace the existing. The issues was raised that the proposed space would be 10 short of what is currently available, City Manager Bobkiewicz suggested going forward it could be reinforced to have a 35 space installation rather than their proposed 25. The above ground parking structure would be available to the public free of charge; however, the underground parking would be the primary use of the hotel.

The financial impact of the facility to the City’s general fund and the significant amount of time needed to inform the community about the sale of the property was also discussed. TEI is prepared to take whatever path is appropriate to advise the community and would follow the
City’s lead. City Manager Bobkiewicz stated TEI were agreeable to hold off further negotiations until after April because until then is a very busy time for the City.

Conversations also covered the financial impact that the facility would have on the City’s general fund which was not touch on to any great extent in their proposal. The value of the hotel and liquor tax to the community was explained to TEI.

Ald. Grover has begun talking to residents around the lighthouse beach to gauge their response to the project. She has been talking to people she believes is invested in the neighborhood and has set up meetings to start a discussion.

Ald Fiske asked what will happen when TEI is no longer in need of the building will it revert back to the City’s ownership and are they going to acquire other lakefront property. City Manager Bobkiewicz replied that was not discussed.

The City Manager is concerned other quid pro quo will come up that is not on the table at this time and felt it is worth having another conversation after the full Council has had a discussion.

There has been discussion about a property on the west side which would house a technology research stem project that Northwestern University owns. Currently there have only been discussions.

The one time purchase vs. the property taxes is something that has to be considered. The estimation of property taxes has not been analyzed, hopefully it will be discussed at the March 2013 City Council Executive Session.

Assistant City Attorney Michelle Masoncup has completed a memo that will be shared when appropriate which examined the appraisal and the square footage along with TEI’s desire to have additional space.

The Committee asked about the cost of demolition and the timeframe to begin construction. The City Manager will also reiterate to TEI a liquor license is not promised.

The meeting minutes of December 17, 2012 had the following correction, misspelling of Joseph McRae’s name; Approved with corrections.

City Manager Bobkiewicz recommended forwarding to City Council for Executive Session.

The Committee agreed to forward to City Council for Executive Session.

**ADJOURNMENT**

It was moved and seconded to adjourn. The meeting was adjourned at 7:19 p.m.

Respectfully Submitted,
Nicola Whyte
Executive Secretary, Health Department