



## CITY COUNCIL EXECUTIVE SESSION

Monday, February 13, 2012

Lorraine H. Morton Civic Center

Aldermanic Library

**Present:** Alderman Wilson Alderman Wynne  
 Alderman Holmes Alderman Fiske  
 Alderman Tendam Alderman Grover  
 Alderman Braithwaite Alderman Burrus

**Others Present:** City Attorney Grant Farrar, City Manager Wally Bobkiewicz, ,  
 Ken Cox, Assistant City Attorney, Steve Griffin, Director  
 Community & Economic Development, Nancy Radzevich,  
 Division Manager, Johanna Nyden, Economic Development  
 Coordinator

**Presiding:** Mayor Elizabeth B. Tisdahl

Mayor Tisdahl called the meeting to order at 8:42 pm.

**Real Estate:**

City Manager Bobkiewicz stated they had two items to discuss and the second one would be first to allow Alderman Burrus to leave during the Northwestern property discussion. He wanted Johanna Nyden to discuss the lease negotiations with the property on Howard Street with a couple wanting to open a wine bar, and he was hoping to have the proposal during the open Council meeting on the 27<sup>th</sup>. Ms. Nyden stated they have been working with them since last summer/fall. The space at 629-631 Howard Street will be used for a wine bar/cocktail lounge. There are two options: 1) a five year lease-to-own agreement for the commercial space; 2) a one-year residential lease for \$958.00 (with a renewal each year). Ms. Nyden stated one of the provisions of the lease was to payback \$40,000.00 to be used to cover the programs costs. It was suggested to put out bids to the public instead of giving a private entity something for nothing.

The discussions with Northwestern and a \$750,000.00 expected payment for the property was countered by the City with \$350,000.00 which caused an unpleasant reaction from Mr. Sunshine. Mr. Bobkiewicz stated with further negotiations the price came down to \$650,000.00, and it seems this is the deal they are going with, but will attempt to lower even more. Although Northwestern believes going down \$100,000.00 is something they have never done in 150 years and it is reasonable. The consensus was to continue pushing ahead and maybe get a better deal from Northwestern for the adjoining properties for Trader Joe's.

**MINUTES**

February 13, 2012

Mr. Bobkiewicz then mentioned the property at Main & Chicago and how the developers have not been able to find people who are not credit worthy enough to sign a contract that the developer can take to the bank. City Manager stated he then went to another bank to secure the money (Northwestern University's Endowment which has 6.5 billion dollars). He approached Mr. Sunshine and asked if they would consider an \$8,000,000.00 investment and they said they would be happy to talk about it.

**Minutes:**

The minutes of February 6, 2012 were moved and seconded with the correction to a few lines and then approved with a unanimous voice vote. The meeting ended at 9:10 p.m.

Submitted by,

Hon. Rodney Greene / City Clerk

CONFIDENTIAL