

State of Illinois

County of Will

Town of Crete

CRETE TOWNSHIP SPECIAL BOARD MEETING BOARD WITH THE SERTOMA STAR

December 21, 2023 – 3:00pm

The Special Board Meeting of the Crete Township was called to order by Supervisor Liccar.

In order to accommodate all of the participants, the meeting was held via Zoom, however, Supervisor Liccar, Trustee Elton and Clerk Buiter were physically present in the Town Hall during the meeting. Board members present were Trustee Elton, Trustee Albrecht, Trustee Hawkins, Trustee Piacentini, and Supervisor Liccar. Clerk Buiter was also present.

Supervisor Liccar stated that the purpose is for this to be an informational meeting to discuss with the Sertoma Star Board of Directors their property located at 25930 S. Cottage Grove Avenue, Crete, Illinois. Supervisor Liccar mentioned that, in light of the excessive costs of new construction, Crete Township is interested in re-examining the Sertoma Star property for the purpose of converting it into a community center. He stated that the results of the recent U of I study commissioned by various local taxing bodies, including Crete Township, indicated that a majority of the respondents supported a multi-function community center. He also mentioned that Crete Township was recently awarded a potential ARPA grant of \$822,000 from Will County that has certain contingencies, such as completing by the end of March 2024, a preliminary plan, proof of financial feasibility and support by the Electors. Consequently, the Township wished to open discussions with Sertoma Star as the owner of the property now.

Dan Strick, President/CEO of the Sertoma Star mentioned that the building was originally built to serve the people of the community and that they are interested working with us to acquire this building. Dan Strick informed us that they are seeking a market valuation report from which they will consider pricing. Supervisor Liccar reminded the Sertoma Star Board that the ultimate decision would be decided by the Electors during a Special Town Meeting and that even with such approval, any acquisition would be contingent upon receiving a zoning change by Will County from its current residential status. Trustee Elton stated that the Township is interested in acquiring the building and looks forward to working with the Sertoma Star Board on an acceptable price. Supervisor Liccar mentioned if the Township would move forward, that funds would be needed to make the building conducive to a community center and that the closer the price is to say \$1 million, the more that funds would be available for such needed remodeling and equipment. Trustee Hawkins stated that she would not like to see taxes increased to acquire and operate the building. Trustee Albrecht stated that she thought that the building could be purchased and operated without raising property taxes. Trustee Piacentini mentioned that he was okay with the purchase of the building depending on the expenses if we can handle the extra costs.

Dan Frick mentioned that he should have a report of the actual overhead expenses for the building through June 2023 which is their fiscal year-end and would provide them soon to us. President Frick closed the meeting by informing again that they are getting a market valuation done on the building and will keep us posted. Supervisor Liccar mentioned in closing that we would appreciate the financial information and to keep us posted on the valuation process as soon as they are available get a number

and we can regroup after that. Meeting ended at 3:20 PM.

Respectfully Submitted

Jim Buitter, Clerk