

April 9, 2003

Minutes of the closed meeting of the Board of Trustees of the Skokie Public Library held in the Skokie Public Library Board Room, Wednesday, April 9, 2003.

CALL TO ORDER

Members present: John M. Wozniak, President; Richard Witry, Vice President; Zelda Rich, Secretary; John Graham; Susan Greer; Diana Hunter, President Emerita; and Carolyn A. Anthony, Director.

Member absent: Eva Weiner.

Visitor present: Karen Koos, Library Intern.

CLOSED SESSION

At 9:33 p.m. a motion was made by Mr. Witry, seconded by Mr. Graham:

MOTION: THAT THE SKOKIE PUBLIC LIBRARY BOARD OF TRUSTEES GO INTO CLOSED SESSION TO DISCUSS PENDING OR PROBABLE OR IMMINENT LITIGATION.

The roll call vote for approval was unanimous.

Sfikas Settlement

The Board discussed the letter of March 27, 2003 from library legal counsel Frank Garrett III stating that Mrs. Sfikas has dropped her settlement demand to \$25,000. from \$50,000. The Library Board stands by its former offer of \$10,000. or will proceed with litigation.

Property at 7929 Park Avenue

Mrs. Anthony reported that the Board purchased an appraisal of the residential property at 7929 Park Avenue which was completed by Daniel I. McCain and Associates December 13, 2002. Mr. McCain's final estimate of value at that time was \$290,000. He used six comparables in the downtown Skokie area (Fairview School District), with values ranging from \$276,000.-\$311,000. (average \$296,027.00).

Mr. Straton, who has been retained by the Tsakonas' as their representative, has commissioned another appraisal which looks at sales of area properties between 11/25/02 and 2/27/03 with an average sale price of \$348,000. It should be noted that the Tsakonas home has three bedrooms and 1.5 baths while four of the "comparable" properties have four or five bedrooms and nine have two baths. Mr. Straton proposes the Tsakonas home

be sold to the Library at a price of \$350,000. He proposes that the Library also cover closing costs and various other expenses including moving costs for the Tsakonas.

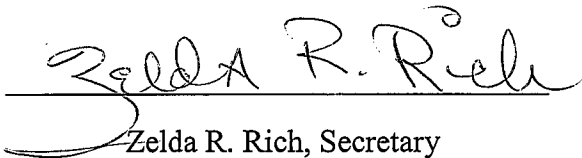
Previously, the Library paid \$10,000. over the appraised value of a property. The Director has pointed out very valid distinctions between the two appraisals as mentioned previously. By consensus, the Board agreed to make a final offer of \$300,000. for the property at 7929 Park Avenue in Skokie.

ADJOURNMENT

At 9:40 p.m. a motion was made by Mrs. Hunter, seconded by Mr. Graham:

MOTION: THAT THE SKOKIE PUBLIC LIBRARY BOARD OF TRUSTEES
ADJOURN FROM CLOSED SESSION.

The motion passed unanimously.


Zelda R. Rich, Secretary

Opened: 12/10/2003