

April 10, 1968

Report on the Executive Session of the Skokie Public Library Board held April 10, 1968, at 9:00 p.m. in the Conference Room of the Library.

The President of the Board, Rabbi Karl Weiner, introduced Mr. Louis Pfaff of Armand D. King, Inc. by reminding the Board of their instructions to Miss Mary Radmacher, Librarian, to look into the possibility of the Library acquiring the land immediately to the west. Mr. Pfaff, stating that he had contacted Mr. Walter Rath, owner, reported as follows: Basically, the area is 42 x 329 or 13,818 square feet. The square foot area of the various buildings checked out to: the rear building has 800 square feet of space plus the basement, or 800 plus 800; the garage area is 660 square feet; and the two apartments have a little over 1800 square feet on each level and the bay. The rear building could be available about July 1st. On the apartment building, an indefinite promise of around October 1 for occupancy of both apartments, if necessary. The owner has in mind \$70,000 for the land and feels his buildings are worth \$30,000. Although Mr. Rath is the owner, he does not reside on the property and should not be given special consideration with the "right of eminent domain." Mr. Pfaff suggested the use of a contract sale as far as negotiating is concerned.

Discussion followed of the price, the fact that the owner obviously knows that condemnation is a possibility, but can arrive at his desired goal since there is no question that the land could be sold for multiple dwellings. Consensus that there is no argument at the \$70,000 price for the land, but what are the buildings worth to the Library, and what would the attorney advise -- condemnation, etc. Rabbi Weiner suggested submitting an offer to Mr. Pfaff of \$75,000.

Mr. James Hammond, architect, spoke of the need for interim use and stated it might be wisest to have as much land as possible, especially for working in cooperation with the Skokie Civic Theatre and Skokie Art Guild. This could explain and justify going west, rather than buying the property solely for the use of the

the Library. The advantage of purchasing this property would be the proximity to the Library, but the apartment space is not well suited for the Library's use because of how the rooms are cut up. Also, it could cost anywhere from \$5,000 to \$15,000 to refurbish it. At this cost rental of commercial property elsewhere might be considered but this would require purchase of a small pick-up truck. Technical Processes Department's present space is 1800 square feet and not cut-up.

Several suggestions were made for consideration such as putting a roof over the south courtyard or building over the present parking lot. Mr. Hammond stated that the cost could be \$125,000 to \$250,000 to cover the courtyard. Remodeling the basement and putting Technical Processes Department down there was also discussed. Another suggestion from Mr. Hammond was consideration of rental or purchase of mobile class room units. Three could be linked together for Technical Processes Department's use. Prices for these installed would run about \$11,000 or \$12,000 each.


Rabbi Weiner asked how the Board would like to have him proceed. Mr. Hummer recommended getting an appraisal on the land immediately to the west. Mr. Green made the following motion which was seconded by Mr. Hummer.

Motion: That the Library have the property immediately to the west appraised.

Motion carried.

Rabbi Weiner advised the Board he will talk with Mayor Smith about contacting HUD.

Meeting adjourned at 9:40 on motion by Mr. Hummer.



Selma Petty Secretary

Approved Apr. 15, 1968 -