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ROBERT H. DUMAS, City Librarian

457 NORTH MAIN STREET DECATUR, ILLINOIS 62523

SPECIAL BOARD OF DIRECTORS MEETING

AGENDA

OCTOBER 23, 1970

- I. Call to Order
Albert L. Miller, Vice President
- II. Discussion of the sale of the present library building and the offer to purchase received at the regular meeting on October 16, 1970
- III. Adjournment

Members Expected to be Present:

Mrs. Brandt
Mr. Butler
Mr. Dick
Mr. Farrell
Mr. Miller
Mr. Sappington

DECATUR PUBLIC LIBRARY
DECATUR, ILLINOIS

MINUTES OF SPECIAL BOARD OF DIRECTORS MEETING - OCTOBER 23, 1970

A special meeting of the Board of Directors of the Decatur Public Library was held October 23, 1970 in the Boyd Room of the main library.

Members Present:

Mrs. Brandt
Mr. Butler
Mr. Dick
Mr. Farrell
Mr. Miller
Mr. Sappington

Members Absent:

Mr. Olsen
Mr. Schuerman

Others Present:

Ron Ingram (Herald Review)
Dawn Ricchio (Herald Review)
Dave Anderson, WZ
Mr. Oakes, City Schools Supt.
Mr. Strobe, First Federal
Mr. Burtschi, First Federal
Mr. Denz, First Federal
Mr. Dumas
Miss Schwegman

The meeting was called to order at 4:35 P.M. by Mr. Miller, Vice President.

Mr. Miller stated that notice of this special meeting had been publicly announced and was published in the newspapers, and was also posted on the bulletin board of the main library.

Mr. Miller announced that he understood School District No. 61 desired to be heard; therefore, he asked to hear from Mr. Robert Oakes, City School Superintendent, at this time. Mr. Oakes stated that the Board of Education had authorized him to come to this special meeting to offer a bid on the present library building, realizing that the deadline for the submission of bids had passed, in the amount of \$150,000 for the building and site. Mr. Oakes stated that if the School District is successful in the purchase of the building, they plan to move part of their central office facilities here.

Mr. Miller asked Mr. Oakes if the Board of Education was not aware of the bid deadline. Mr. Oakes answered: "Not as a board. It was not discussed until yesterday." Mr. Oakes stated that he personally was not aware of the date. Mr. Miller stated that school district representatives had toured the building on October 2, but did not submit a bid. "If the Board of Education was interested, they should have determined the procedure for submitting a bid", Mr. Miller stated.

As Vice President of the Board and as Chairman of the Disposition Committee, Mr. Miller then reviewed the chronological events leading up to the offer of the building for sale. He stated that from the time we decided to build a new library, a number of news releases were given to the media stating that the property would be disposed of. From these, some individuals and organizations contacted this board showing an interest in the property. The Board met with the City Council and indicated to it that the parking lot next to the old library would not be sold with the building, as the lot is presently leased by the city. We contacted adjoining property owners, namely, Illinois Bell Telephone Company and First Federal, to see if they would be interested. Someone in St. Louis contacted our attorney about the sale. Following more

informal discussions with the City Council, the Library Board gave the city a chance to buy the building, as this is required by law since the library board is under the jurisdiction of the Council.

Continuing, Mr. Miller stated that the Library Board went through the public offering routine and advertised for bids on three separate occasions - September 15, September 22 and September 29, 1970, and indicated that the bids would be opened on October 16, 1970. One such bid was received and that was in the amount of \$150,000 from First Federal Savings and Loan Association. The Board had a professional appraisal done on the property by W. J. Rothmus, MAI, with the value being placed at \$147,856.50, including the parking lot. Therefore, the bid by First Federal was \$2,143.50 over the appraised evaluation.

The Library Board attorney, Ed Booth, explained that the Board did not have to advertise for bids on the property, but could have sold it without such advertising. The only restriction on the Library Board, he said, was that the property had to be offered to the City Council first.

Mr. Miller stated that since the indication by the School District that they are interested in the building, following the public opening of the bids and the disclosure of the price that was offered, the library has received another bid from Mr. Real Estate, Inc., Kenneth Huston, President, in the amount of \$165,000, which was given to our attorney, Mr. Ed Booth, this afternoon.

In further discussion, Mr. Miller stated that he did not think it would be ethical for anyone on the Library Board to follow any procedure other than the one established. Mr. Dick agreed that the advertising was done strictly in accordance with legal methods. Mr. Miller stated, "If we accept late bids, we would negate any bid offerings made by future Library Boards."

Mr. Burtschi of First Federal Savings and Loan stated that their offer was submitted in good faith and in all sincerity and that they are ready and desirous to close the deal. "If the property is sold to First Federal, there are no definite plans for its future use", he stated.

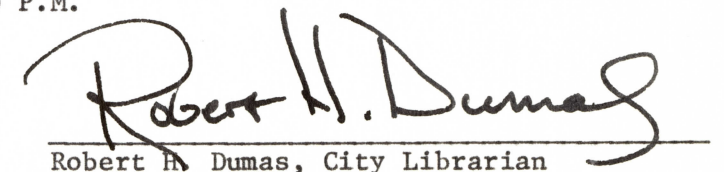
Mr. Butler moved:

That the President and Vice President and the Secretary and temporary Secretary be authorized and directed in the name of the Board to sell and convey to First Federal SAVings and Loan Association for the sum of \$150,000 the present library building and grounds, 457 North Main Street, Decatur, Illinois, and be authorized and directed in the name of the Board to execute any and all instruments necessary to effect said sale and conveyance.

Mr. Farrell seconded the motion and it was unanimously approved by a roll-call vote of the Board.

Upon the recommendation of the Board, Mr. Miller instructed Attorney Ed Booth that the sale should be completed as soon as possible to apply the cash received to the mortgage on the new building and to get the old building on the tax rolls.

The meeting was adjourned at 5:00 P.M.



Robert H. Dumas, City Librarian

For Secretary of the Board