

**MINUTES OF THE SPECIAL MEETING OF THE PLEASANT DALE PARK DISTRICT  
HELD ON OCTOBER 22, 2013**

The meeting was called to order at 7:03pm

Roll Call-Commissioners Burke, Brewer, Moon, and Podczewinski. Also in attendance were Michael Cainkar and Matt Russian. Commissioner Radulski arrived at 7:04pm.

Mr. Cainkar started the discussion on the letter of intent for the sale of the Chalet to Dr. Wakim for \$850,000. He noted that the offer is a cash offer which is very good. He also mentioned that Dr. Wakim would also be responsible for due diligence regarding inspections which is also favorable to the district.

Discussion followed with the feeling that it wasn't too much for Dr. Wakim to ask that all mechanical systems be working and that the park district should get the minimal basics repaired, ie., hole in the roof. Commissioner Burke inquired about selling the Chalet "as is". Commissioner Radulski asked where Dr. Wakim would be in terms of his offer if the park district completed some patchwork on the roof. There are concerns regarding Item #8 in the letter of intent discussing repairs and replacements. Commissioner Burke added that he fears Item #8D pertaining to all the mechanical systems.

Commissioner Radulski stated that the park district has already come down on the initial asking price to \$950,000. Commissioner Brewer added that the park district should offer an \$850,000 "take it or leave it" offer. Commissioner Burke asked for everyone to look at items #8A-8G and then inquired as to when the initial inspection was completed. The park district was within its rights to sell equipment in the Chalet since there was no way of knowing if and when an offer may be presented. Commissioner Burke then added that the district may be better off accepting an offer of \$825,000 and not fixing anything.

The general consensus was that the park district would be comfortable presenting a counter offer of \$900,000 and not fixing anything but the roof. Mr. Cainkar suggested that a reasonable compromise would be \$850,000 "as is".

Commissioner Moon brought up the question of the leaks in the roof. Mr. Russian noted that there are areas of concern over the sport court and also in one of the office rooms upstairs. Commissioner Burke and Matt Russian will go to the Chalet on October 23 to examine both areas.

Commissioner Radulski voiced concern over the time table of the process and the sale being held up in the courts. He was hoping that the sale could be completed by January 2015. Mr. Cainkar assured him that January 2014 would be a more realistic time table.

Commissioner Brewer raised a question about the realtor. Since Dr. Wakim expressed interest in the Chalet before it was listed with Hector Garcia, Hector's commission would only be 1.5%. If there were two realtors involved in the sale, the commission would be 5% and one realtor would receive 4%.

Mr. Cainkar stated that he was going to send an email to Hector to relay to another potential buyer that the district would listen to an offer of \$900,000-\$950,000 "as is".

Motion to adjourn the meeting was made by Commissioner Radulski. Commissioner Moon seconded the motion. Voice vote of 5 yeas and no nays in favor of the motion.

The meeting adjourned at 7:22pm.