



Westmont Park District Board of Commissioners
Minutes of the Special Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
May 5, 2021 4:30 pm

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 4:35 pm.

Agenda Item #2 Roll Call

Commissioners Karesh, Zapinski, Moffett
Executive Director Bob Fleck

Agenda Item #3 Written Correspondence

There was no written correspondence presented.

Agenda Item #4 Board to Consider Purchase Contract for 314 N. Grant St.

Executive Director Fleck shared the Real Estate Purchase Contract prepared by Attorney Steve Adams for 314 N. Grant St. per our DCEO acquisition grant. The verbally agreed upon price with the seller is \$295,000 for an AS –IS purchase of the .9-acre parcel. This would include \$10,000 in earnest money. If approved the closing date is set for June 4, 2021.

A motion to approve the contract was made by Commissioner Zapinski and seconded by Commissioner Moffett.

Ayes: Commissioners Moffett, Zapinski, Karesh
Nays: None
Absent: Commissioner Conneely
Motion Carried.

Attorney Adams will submit the contract to the seller's attorney immediately. Director Fleck then shared a proposal from KPRG Environmental Services in Westmont to perform a Phase I EPA report on 314 N. Grant St. in the amount of \$2,250. The Director noted it is good due diligence to ensure there are no known environmental defects on the parcel before acquiring it and making it into a public park. If it were discovered such an issue existed during the review period prior to the closing, we could walk away from the purchase keeping the earnest money. Commissioner Zapinski agreed this is good practice and worth the expense. The Board agreed, directing the Executive Director to proceed with KPRG.

Agenda Item #5 Adjournment

Seeing no further business to discuss, a motion was made by Commissioner Zapinski and seconded by Commissioner Moffett to adjourn the Special Meeting.

Ayes: Commissioners Zapinski, Moffett, Karesh

Nays: None

Absent: Commissioner Conneely

Motion Carried.

The Special Meeting was adjourned at 4:50 pm