



CITY COUNCIL EXECUTIVE SESSION
Monday, July 18, 2011
Lorraine H. Morton Civic Center
Aldermanic Library

Present: Alderman Wilson Alderman Burrus
Alderman Holmes Alderman Fiske
Alderman Grover Alderman Braithwaite
Alderman Rainey

Absent: Alderman Tendam, Alderman Wynne

Others Present: City Attorney Grant Farrar, City Manager Wally Bobkiewicz,
Steve Griffin, Director Community and Economic Development,
Nancy Radzevich

Presiding: Mayor Elizabeth B. Tisdahl

Mayor Tisdahl called the meeting to order at 11:10 p.m.

Real Estate

City Manager Bobkiewicz stated staff had been looking at numerous properties in the Church & Dodge area with possibilities of building on procedures that were initiated in the past. With the development of Mr. Daniel Cheifetz possible losing the property known as Boo Coo, City Manager asked Attorney Farrar to give an explanation of where the City stands in this situation.

Mr. Farrar stated the taxes from 2008, 2009, and part of 2010 taxes were not paid by Mr. Cheifetz. It was discovered that Western Sites, LLC purchased the property taxes, but have not as yet filed for a tax deed with Cook County. The interest and penalties are over \$85,000.00. Mr. Farrar also stated the City's option is to purchase the property outright and payoff the past due taxes. There are other issues that have arisen, such as a leaky underground storage tank at one of the other property's.

Alderman Holmes stated during her conversation with Mr. Cheifetz that the property had a \$700,000.00 mortgage.

Ms. Radzevich stated there were two properties involved. She stated they then did research by calling Cook County and discovered the properties taxes were both sold in

July 18, 2011

2009. She also stated that Cook County does not give much information over the phone, so Erin would be going to the office tomorrow to get further information.

Concerns:

- Not knowing who will have control over the property.
- Mr. Cheifetz's past M.O. of not paying his taxes.
- Western Sites, LLC motives for purchasing the taxes.
- Belief that Mr. Cheifetz will redeem the taxes because he is a multi-millionaire.
- Not wanting a chain of nickel & dime stores.
- Western Sites possible renegeing to pay the property taxes.
- Show proof of the \$700,000.00 mortgage or lean.

City Manager's recommendation was to allow staff, Community Development and Law to continue forward to sort through the issue, and come back later when more information is obtained with suggested actions.

A motion for dismissal was made and a unanimous voice approval was accepted.
Executive Session ended at 11:30 p.m.

Rodney Greene
City Clerk

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