

MINUTES
SPECIAL BOARD OF EDUCATION MEETING
COMMUNITY UNIT SCHOOL DISTRICT 200
February 16, 2011

A special meeting of the Board of Education of Community Unit School District 200, DuPage County, Illinois, was called to order at the School Service Center, 130 W Park Avenue, Wheaton, IL, by Board President Andrew Johnson, on Wednesday, February 16, 2011, at 6:00 PM.

ROLL CALL

Upon the roll being called, the following were present:

Board Members: Andy Johnson
 Rosemary Swanson
 John Bomher
 Joann Coghill (arrived at 6:08 PM)
 Barbara Intihar (arrived at 6:35 PM)
 Ken Knicker
 Marie Slater

Also in Attendance: Dr. Brian Harris, Superintendent
 Dr. Lori Belha, Assistant Superintendent
 Mrs. Linda Knicker, Assistant Superintendent
 Mr. Rodney Mack, Executive Director
 Dr. Robert Rammer, Assistant Superintendent
 Mr. Ares Dalianis. Legal Counsel

CLOSED SESSION

MOTION

Member Slater moved, Member Swanson seconded to suspend the rules and adjourn to Closed Session for the purpose of discussing Setting of a Price For Sale or Lease of Property Owned by the District 5ILCS 120/2(c)(6). Upon a roll call vote being taken, the vote was: AYE 5, NAY 0. **The motion carried 5-0.**

The meeting was adjourned to Closed Session at 6:01 PM.

RECONVENE IN OPEN SESSION

MOTION

Member Swanson moved, Member Slater seconded to reconvene the meeting in Open Session. Upon a roll call vote being taken, the vote was: AYE 6, NAY 0. **The motion carried 6-0.**

The meeting was reconvened at 6:20 PM.

PUBLIC COMMENTS – Agenda Items

President Johnson stated that the public comments are valuable and important to Board members. However, it is the Board's policy not to take action on any items until time has been

taken to gather adequate information and objectively discuss available options. Lack of action on comments made at this meeting does not imply any lack of interest in what has been said.

Speaker	Jan Shaw
Topic	Hubble

Speaker	Cliff Briars
Topic	Hubble

Speaker	Mari Lamesch
Topic	Hubble

Speaker	Jeff Klein
Topic	Hubble

Speaker	Mark O. Stern
Topic	Hubble

Speaker	Bill Fowee
Topic	Hubble

Speaker	Anne Slager
Topic	Hubble

ACTION ITEM

Approval of Resolution Regarding the Disposition of the Old Hubble Property

President Johnson stated that staff asked Attorney Ares Dalianis to develop the resolution. President Johnson read the resolution and reviewed the FAQs and the Hubble timeline from 2002 to the present. The recent professional appraisal came in at \$10M. All of these documents were available to the public after the meeting and were posted on the district web site the following day.

Mr. Knicker stated that he supports the sealed bid process. This action is consistent with the word of the Board during the 42 public meetings held in 2007 regarding the referendum, building of Hubble Middle School, disposition of the old site, and use of the sale revenue to pay down the district debt.

Mrs. Coghill stated that she supports this action and especially the contingency that the successful bidder, should it not be the park district, must make a good faith effort to work with the park district. The green space has to remain no matter what is developed on that property due to the flood plain. Dr. Harris stated that staff will be able to work with the park district if they are not the successful bidder to accommodate their current programs. Dr. Harris is confident that the school district can work with the park district to find spaces.

Mr. Bomher thanked the community for their input through the many emails received supporting both sides of the school district/park district issue. Mr. Bomher supports the resolution because this Board is doing what they said they would do and this has been the Board's intent since the start of this issue. Going to bid is a means to determine what the fair market value really is. At the end of the day, the City of Wheaton will control what goes on this property; the school

district does not control the zoning or the allowed density. District 200's mission is education, not land selling and development.

Mrs. Slater thanked everyone involved in this democratic process. The Board has been open with the deliberations and has always looked for what would benefit the taxpayers. The referendum was supported by 65% of the voters and at that time the Board said the property would be sold. Selling this property benefits the entire District 200 community including the taxpayers, the city, and the park district, much like the Cantera property in Warrenville benefits all members of District 200. For these reason, Mrs. Slater supports this action.

Mrs. Swanson plans to support this resolution. Selling this property for development brings the ongoing value to increase the EAV for the community it impacts. The green spaces will remain, and one developer has already reached out to the park district about partnering for the use of that space. Currently 23% of the property in District 200 is not on the tax rolls and this Board cannot pass up the opportunity to see what the market will support for this location.

Dr. Harris stated that the property is currently zoned school and any buyer, including the park district, will have to seek a zoning change.

President Johnson stated that he supports this action. President Johnson addressed the question of why the Board did not agree to the park district's request for right of first refusal. President Johnson reported that this would mean that the park district could purchase the property for \$1.00 more than the highest bid. What developer would bid and go to all of the work to prepare a bid knowing the park district could then buy it for \$1.00 additional. Nothing precludes the park district from submitting a bid.

Mrs. Intihar thanked all of the community members for bringing their comments forward through emails and public comment. Mrs. Intihar stated that she did some research and on a website she found it stated that the things that make Wheaton great are the schools, the parks and open spaces. The alignment with the governmental entities is usually good, but at this time it is unclear. The school district has to look at what appears to be the best educational benefit. All of the district policies address the management of the public schools. The board needs to honor the promise made in 2008 and spend time focused on education, not on land usage and land sales. It is time to focus on the college and career readiness of our students. That being said, Mrs. Intihar called the question.

MOTION

Member Swanson moved, Member Slater seconded to approve the resolution authorizing the sale by sealed bid of approximately 22.6 acres of real property located at 603 South Main Street, Wheaton, Illinois as presented. Upon a roll call vote being taken, the vote was: AYE 7, NAY 0. **The motion carried 7-0.**

ADJOURNMENT

MOTION

There being no further business to come before the Board in Open Session, Member Knicker moved, Member Intihar seconded to adjourn the meeting. Upon a roll call vote being taken, the vote was: AYE 7, NAY 0. **The motion carried 7-0.**

No action is expected following the closed session.

Barbara Intihar, Secretary

Andrew Johnson, President