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MCHENRY COUNTY CONSERVATION FOUNDATION
BOARD OF DIRECTORS
SPECIAL CALL MEETING MINUTES
APRIL 20, 2020
6:30 P.M.

1.0 CALL TO ORDER

President Semel called the April 20, 2020 meeting of the McHenry County Conservation Foundation to order at 6:37pm. Roll call was taken and a quorum was present.

2.0 INTRODUCTORY ROLL CALL

2.1 Roll Call

Brad Semel, President
Kevin Ivers, Vice-President
Marti Gorman, Director
Dennis Dreher, Director
Ray Eisbrener, Secretary
Kim Becker, Treasurer

OTHERS PRESENT:

Shawna Flavell, Development Director/Executive Director of McHenry County Conservation Foundation
Yvonne Semel, Administrator
Elizabeth S. Kessler, Advisor, Executive Director, McHenry County Conservation District

DIRECTORS ABSENT:

None

2.2 Remote Participation

President Semel made a motion to allow the Board of Directors to attend the Special Call meeting remotely through electronic participation. The basis for not holding a physical meeting is per the State of Illinois Gubernatorial Disaster Proclamation - Executive Order 2020-07 & 2020-18 suspending requirements that members of the public body must be physically present. Vice-President Ivers seconded the motion. All were in favor.

3.0 PUBLIC COMMENTS

No one from the public attended

4.0 BOARD BUSINESS

4.1 Purchase of Real Estate

President Semel opened by stating that the Special Call Meeting had been requested due to the time sensitive issue of a real estate transaction. Board members had been able to look over the redacted contract for a 15-acre parcel since provided at the April 11, 2020 meeting. He indicated that a formal vote by the Foundation Board was needed to authorize legal representation, Roger Stelle, to move forward with the proposed contract. The contract can be dated Tuesday, April 21, with the closing anticipated by the end of May. Secretary Eisbrener questioned contract item #9, environmental assessment of the property. President Semel said the purchase will proceed as if McHenry County Conservation District is the purchasing party, and they require American Land Title Association (ALTA) surveys, at minimum a Phase I environmental assessment, title insurance and other contractual requirements. Secretary Eisbrener also asked about the real estate taxes on the property for 2020. There will be a need to reclassify the buyer as a non-profit by Mr. Stelle, and taxes refunded accordingly. President Semel said the purchase agreement will be shared with the McHenry County Conservation District Board and staff. The Foundation hopes to transfer to the District at a time to be determined. Vice-President Ivers pointed out a typographical error on Page #3: needed change is duly noted.

President Semel made the motion to authorize the Board of Directors to execute a Real Estate Contract for the purchase of Vacant Lot #11-13-200-010 located in Marengo Township in McHenry County and to work together with the Executive Director to undertake all acts necessary to close the transaction in accordance with the terms set forth in the Real Estate Contract. Director Dreher seconded the motion. All were in favor.

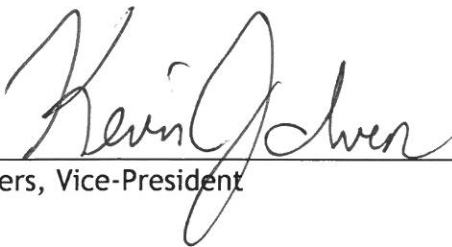
President Semel thanked everyone for their participation and support of this transaction and commented that a celebration will have to take place on the parcel after we are released from COVID-19 restrictions.

5.0 ADJOURNMENT

There being no further comments, President Semel made the motion to adjourn the meeting. Vice-President Ivers seconded the motion. All were in favor. The meeting was adjourned at 7:17 pm.

The next meeting is scheduled for Tuesday, June 9, 2020 at Lost Valley Visitor Center at 6:30pm. (if needed)

Respectfully submitted,



Kevin Ivers, Vice-President