

**CITY OF MT. VERNON, ILLINOIS
CITY COUNCIL EXECUTIVE SESSION
Tuesday, February 18, 2025**

The Mt. Vernon City Council met in Executive Session on Tuesday, February 18, 2025 at 7:45 p.m. in the City Council Chamber at City Hall, 1100 Main Street, Mt. Vernon, Illinois.

Mayor John Lewis requested an Executive Session under 5 ILCS 120/2(c)(5) – The Purchase or Lease of Real Property for the Use of the City.

Mayor John Lewis opened the Executive Session.

The roll call showed present: Council Member Joe Gliosci, Council Member Donte Moore, Council Member Mike Young, and Mayor John Lewis. Also present were Assistant City Manager Nathan McKenna, Attorney Courtney Cox, and Deputy City Clerk Becky Barbour. Absent: Council Member Ray Botch.

Assistant City Manager Nathan McKenna stated the first thing on the agenda is the house located at 514 N. 8th Street that the City is working to buy. The appraisal came back at \$50,000.00. The owners have mentioned moving and closing costs. If the City is to proceed with the project with the house still standing, the cost would be around \$400,000. If the house is acquired and torn down, the cost would be around \$200,000. There was discussion regarding an offer to cover moving and closing costs. It was recommended that the City offers \$70,000.00 flat fee and they would take care of the moving and closing costs.

The second item on the agenda is property located on South 27th Street across from Veterans Park. The appraisal came in at \$188,000.00. Assistant City Manager McKenna stated that the City needs direction on this item. The idea is for the empty lot to be used for some additional parking for the Police Department and the house would be torn down and that lot would be used in the future. Public Works Director Matt Fauss put together information regarding putting 22 additional parking places on the empty lot to be used by the Police Department at a cost of approximately \$70,000.00. The suggestion was made to offer the appraised value.

The last item on the agenda is the property at 800 Main Street property located between the American Legion and Jefferson County Title. King City Meat Market, which currently occupies the old Dominos building on Route 37, is looking for a location where they can open up full time. They currently live in Kentucky and drive back and forth and would like to move up here permanently. They would like to have the meat market and opening a grocery store. They have asked about TIF benefits for this property. They would like to build a 5,000 square foot building.

That property has a market value of approximately \$100,000.00. City Manager McKenna gave them a TIF application. The TIF wouldn't reimburse for any new construction, but would reimburse for land acquisition, soft costs, architectural services, and up to 30% on any type of loan that they would need to complete the project. This is just to make Council aware of what they are wanting to do with the property.

Council Member Joe Gliosci made a motion to adjourn the Executive Session. Seconded by Council Member Mike Young. Yeas: Gliosci, Moore, Young, and Lewis. Absent: Botch.

The Executive Session adjourned at 8:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Becky Barbour".

Becky Barbour, Deputy City Clerk