

**CITY OF MT. VERNON, ILLINOIS  
CITY COUNCIL EXECUTIVE SESSION  
Monday August 21, 2023**

The Mt. Vernon City Council met in Executive Session on Monday, August 23, 2023 at 8:28 p.m. in the City Council Chamber at City Hall, 1100 Main Street, Mt. Vernon, Illinois.

Mayor John Lewis opened the Executive Session.

Roll call showed present: Council Member Joe Gliosci, Council Member Donte Moore, Council Member Mike Young, and Mayor John Lewis. Also present were City Manager Mary Ellen Bechtel, City Attorney David Leggans, Assistant City Manager Nathan McKenna, Executive Director of Jefferson County Development Corporation Tony Iriti, and Deputy City Clerk Becky Barbour. Absent: Council Member Ray Botch.

Mayor John Lewis requested an Executive Session pursuant to 5 ILCS 120/2(c)(6) – Setting of a Price for Sale or Lease of Property Owned by the City.

City Manager Mary Ellen Bechtel stated that there are two items to discuss. In the event that a price is set for the Municipal West Building, and it sells soon, the organizations currently located at the Municipal West Building will need a place to move into. There is space at the U.S. Bank Building on the fifth floor. She introduced the Executive Director of Jefferson County Development Corporation Tony Iriti. Mr. Iriti spoke to the Council regarding leasing of the space at U.S. Bank. The cost would be a cost of \$1,200.00 to a maximum of \$1,500.00 per month which includes all utilities and parking with a conference room shared by the different entities. The Council Members discussed the information shared by Mr. Iriti. Mr. Iriti left the meeting at 8:37 p.m. City Manager Mary Ellen Bechtel stated that space is as-is. It does need work and it is up to the individual tenant to do their own renovations. The City would have to pay for the renovations, which would include painting, carpeting, etc. Council Member Joe Gliosci asked about major repairs needed for HVAC, etc. City Manager Bechtel replied that the cost of those repairs would be paid by the lessor. The Council agreed that they will make arrangements to visit the building and directed City Manager Bechtel to go forward with negotiations regarding leasing and the cost for renovations.

City Manager Mary Ellen Bechtel stated the second item for discussion is the Broker Valuation on the Muni West Building. The proposal was given to the Council for review. There was discussion regarding the valuation. City Manager Bechtel stated that because of the condition of the building, it was suggested to price it as an improved property. The valuation is the broker's recommendation on how to sell this property. This property is approximately one acre. This is not an appraisal, just a broker valuation. There was discussion regarding obtaining an appraisal.

If the Council wants to include the building in the price, then an appraisal will be needed. This Broker Valuation is an appraisal of the property. For the City to tear the building down, it is believed the cost would be approximately \$80,000.00. Council Member Joe Gliosci suggested placing a price on this property and seeing where it goes. The Council directed City Manager Bechtel to go ahead with a listing price starting at \$499,000.00.

**Council Member Donte Moore 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 8:57 p.m.

Respectfully submitted,

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

Becky Barbour, Deputy City Clerk