

July 9, 2018
Closed Session meeting
Mark Twain – Property Acquisition

Motion to enter into closed session at 8:34 p.m.

Members presented:

Directors Castro, Champion, Holland, Lynch, Pyevich, Staley, and Struck
Superintendent Raso
Jeff Sandberg - Legat
Jerod Engler, Bush Construction
David Farmer, Treasurer
Director of Operations Chris Andrus
Board Secretary Colleen Skolrood

Mark Twain – property acquisition – 1432 18th Street, Bettendorf

The district was made aware of additional costing for deeper foundations and is looking at considering purchasing the property south of where the building is going to be built. Director Castro knows the family willing to sell the property near the Mark Twain Property. Paul's wife asked her if she was interested and she said yes. Paul talked to her and told her how this would benefit the district. She said she would be willing to entertain an offer to sell it. If the district is not able to purchase the property, Bush Construction would have to build an 18 foot retaining wall. Total costs for that work is approximately \$1.2M. If the district acquires the property, 90% of the \$1.2M costs will go away. The assessed value of the property is \$131,000. Director Lynch asked if there is any benefit to buying the house next to this property. Legat and Bush did not think there was. Demolition cost estimate is around \$50,000. Acquiring the property will also help with the schedule and eliminate the need for a retaining wall. Building a retaining wall will take four weeks.

The owner of the house is asking \$225,000. Directors are willing to pay up to the cost of the retaining wall, including the costs of demolition. Directors looked up comps in the surrounding area.

Bush Construction is looking at the project being finalized by mid-September 2019. Superintendent Raso discussed the option of starting students at Mark Twain a couple of weeks later if the building is not ready until mid-September. They would create a different calendar for them.

Directors agreed to a range of \$175,000-\$225,000. Director Castro thinks \$175,000 is too low to start. Directors were okay with starting at \$185,000. An attorney at Lane and Waterman will do the negotiating.

Directors discussed an updated timeline. They talked about demolition of the existing the building in December. It was noted there are risks to moving the project too far back into the fall. Legat and Bush will work through the timeline. Nothing will happen until the Geotech engineer approves it.

Directors returned to open session at 9:16 p.m.