

Approved 3-20-24

**Mt. Prospect Park District
Regular Board Meeting
February 14, 2024**

A Regular Board Meeting of the Mt. Prospect Park District, Cook County, Illinois, was held on Wednesday, February 14, 2024 at the Central Community Center Facility of the Mt. Prospect Park District.

President Kurka called the meeting to order at 6:30 p.m.

Commissioner Starr called the Roll for the Board

The following Commissioners were present upon the roll:

Present: Commissioners Kurka, Starr, Doherty, Massie, Murphy, Masnica, Tuczak

Remote: None

Absent: None

The following individuals were also in attendance (present or remote) at the meeting.

Administrative Staff/Recreation Staff: Jim Jarog, Executive Director, Alicia Brzezinski, Executive Assistant, Ruth Yueill, Director of Community Relations and Marketing, George Giese, Director of Administration, Matt Dziubinski, Director of Parks & Planning, Nick Troy, Director of Recreation, Jon Zgoda, IT Professional/ Remote Meeting Moderator, Jeff Langguth, Director of Golf Operations, Mary Kiaupa, Human Resource & Risk Manager, Maddy Moon, Community Relations & Marketing Coordinator

Professionals

Tom Hoffman, District Attorney

Lee Howard, CPA, GAI

Visitors

Aaron Gold, Spear Financial

Joe Sagerer, Community Consolidated School District 59 Board President

Jeff Geldmyer, Eriksson Engineering (Remote)

PLEDGE OF ALLEGIANCE

CHANGES OR ADDITIONS TO REGULAR MEETING AGENDA

President Kurka proposed to add a Discussion item to Part B of Unfinished Business on the Regular Meeting Agenda regarding correspondence Received from CCSD-59 Regarding the Brentwood Park Property.

APPROVAL OF AGENDA

President Kurka then asked for a motion to approve the Regular Meeting Agenda as amended. So moved by Commissioner Starr and seconded by Commissioner Murphy. A voice vote was taken; all were in favor and none opposed.

APPROVAL OF CONSENT AGENDA

President Kurka asked for a motion to approve the Consent Agenda as presented.

Commissioner Murphy made the motion to approve the Consent Agenda as presented, Seconded by Commissioner Starr.

Commissioner Starr called the Roll

Aye: Commissioners Kurka, Starr, Doherty, Massie, Murphy, Masnica, Tuczak

Nay: None

Motion Passed

PUBLIC COMMENT

None

UNFINISHED BUSINESS

A. Draft Budget & Appropriation Ordinance # 846 - Fiscal Year 2024

George Giese, Director of Administration gave a quick update to the Board; letting them know the Budget is available at CCC for public inspection. He explained that most of the budget has remained untouched since November. Overall, the 2024 Budget is very positive for the District, especially Recreation in earned revenues. At the March Board Meeting, the Budget and Appropriations Ordinance #846 will be presented for approval. President Kurka then opened the floor for discussion.

Question from Commissioner Starr: Is the budget a reflection of how we divvy up the money that we are expected to make in 2024 which is approximately 21 million dollars?

Answer from George Giese: Expenses do outweigh revenues in this budget; mainly because of the planned drawdowns in our ADA fund, but it's still a very strong budget.

There was no further discussion from the Board.

B. *Discussion on Correspondence Received from CCSD-59 Regarding the Brentwood Park Property (***Added prior the the approval of the agenda**)

Attorney Tom Hoffman informed the Board that he had recently received a letter of intent from the Attorney for CCSD - 59, which sets forth a non binding offer for the purchase of the entire Brentwood Park site which is owned by the Mt. Prospect Park District, in the amount of \$795,000. This amount is based on an appraisal that was done by the school district and shared with the Park District. Attorney Hoffman proceeded to inform the Board why this topic was not eligible for discussion under closed session.

President Kurka informed the Board that Executive Director Jim Jarog had previously sent the Board the information pertaining to this matter prior to the Board Meeting. President Kurka then opened the floor for questions and discussion.

Question from Commissioner Masnica: Should we consider doing our own appraisal?

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Answer from Executive Director Jim Jarog: If the Board expresses interest in this offer, the district would hire its own appraiser to verify the price is fair and accurate.

Question from Commissioner Murphy: How will this affect programming?

Answer from Director of Recreation Nick Troy: The land is not heavily used because it's essentially a "back up to a back up space for outdoor sports." Also the addition of a new gym by the School District would be appealing to the Park District for possible future programming as it is already something that is allowed under our existing IGA with CCSD59.

Executive Director Jim Jarog then gave a brief summary on this matter for Park Board members who were not present at the November and December 2023 Board meetings. At these meetings CCSD 59 was in attendance and proposed different options to obtain a portion of the Park District's property at Brentwood Park. Specifically, at the December meeting, a question was asked by Executive Director Jarog as to whether or not it would make sense for the School District to purchase the entire Brentwood parcel from the Park District. At that time, CCSD 59 did not appear to be in favor of this idea. At the conclusion of the December discussion, CCSD 59 requested to purchase an area 55' wide , with an additional 50' wide IGA area. The Park Board supported this request in concept and asked staff to work with CCSD-59 to pursue this plan as a possible option for further consideration.

Following the December meeting, Jim Jarog was then contacted by the CCSD59 Architect (Wold) around late January 2024, about the possibility of CCSD 59 expanding the proposed IGA area an additional 10 feet to help meet drainage requirements. The additional 10' would expand the impacted area to a total of 115 feet. The remaining park land would still allow the Park District to install a medium sized soccer field on the site. The request for an additional 10' was in addition to what the Board had discussed and agreed to in concept at the December Board meeting.

Question from Commissioner Murphy: What would we do with the profits from this sale?

Answer from Executive Director Jarog: We would look to reinvest it in area parks. There has also been limited discussion among staff regarding the possible consideration for a dog park in the Highline area, as well as necessary walking trail repairs and drainage improvements in that same area.

Question from President Kurka: So, the offer is basically a day and a half old at this time?

Answer from Jim Jarog: The offer was received by Attorney Hoffman the morning of February 13th, which was the day following the school district's Board meeting on Monday.

Comments from Commissioner Doherty: There isn't much use at this piece of property programming wise for the District. We contract out a landscaping company to maintain it. If we sold, it would be the school district's responsibility to maintain. I am disappointed that we didn't receive advanced communication from CCSD 59 prior to receiving this new offer. If the property is sold, we should reinvest the profit into that subdivision and other properties we have in that area. It would help residents to understand that we are helping their neighborhood as well as the school district.

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Comments from President Kurka: Steve Kurka agreed that this is a space that is rarely used. It's a backup space as well as an expense to the Park District. If there is a way to lease the property back, perhaps it then becomes a viable space for soccer fields. If we get rid of it, then we get rid of the maintenance too. As much as he hates to give up open space, we could use the profits for smaller and necessary projects.

Question from Commissioner Massie: Can we sell the property and still have access to it with a possible usage arrangement? He thought it would be good to know this prior to a sale.

Answer from Director of Parks and Planning Matt Dziubinski: Matt Dziubinski feels CCSD59 will most likely need the open space for recess or other outdoor activities for their students.

School District 59 Board President Joe Sagerer was in attendance and came up to the podium to speak starting at 6:50pm.

Mr. Sagerer explained that District 59's understanding was that the Park District's preference was to purchase the entire property because of concerns regarding the proposed water detention and trying to use the IGA area to cover that need. Mr. Sagerer clarified that he could not speak for his Board but based on his own opinion, he felt it made sense for District 59 to purchase the entire site for water detention so they were responsible for it. He understood why the Park District wouldn't want the school district's water detention on their property.

Executive Director Jarog provided further clarification that the water detention concerns were a result of ongoing discussions between the Attorneys regarding how the proposed IGA area would work with the underground storage easement. This process was becoming very complicated as the IGA area with the easement would essentially limit MPPD's future options for that portion of the property. The thought of the 50' IGA area being added to the proposed 55' purchase area was an idea proposed to help streamline this process. Jarog also informed the Board that Attorney Hoffman had been working on an access agreement to allow CCSD 59 to conduct soil borings on Park District property which would help CCSD-59 to identify necessary water detention requirements for MWRD, but the agreement had not yet been fully executed by the parties.

Joe Sagerer, District 59 President, commented that he believed the soil borings had already taken place. He then confirmed that an offer has been made for the entire parcel and the school district would be happy with this as a potential solution.

Executive Director Jim Jarog asked Mr. Sagerer if he would foresee some of the property being left as open space if the Park District were to transfer ownership?

Joe Sagerer answered that he could only speak on behalf of himself but based on the larger options which were previously presented and rejected by CCSD 59 he felt that most likely there would be open space remaining at the end of the construction project.

Question from Commissioner Murphy: What are our next steps?

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Answer from Attorney Tom Hoffman: If signed, it is a non binding letter of intent which would require an approved IGA signed by both parties. There is a 45 day due diligence period and assuming the parties are in agreement, then the closing would follow after.

Commissioner Starr asked questions pertaining to the \$25,000 earnest money and appraisal. Attorney Tom Hoffman then clarified the purpose of the earnest money and how it works in this situation and that the earnest money acts as additional assurance for the Park District.

Executive Director Jarog commented: If the board wishes to move forward with this offer, then MPPD will hire an independent appraiser to verify the appraisal they have received from CCSD 59 was an accurate representation of the property value.

Executive Director Jarog asked Attorney Tom Hoffman: How would the process work with the existing IGA?

Attorney Hoffman's response: The IGA would need to be supplemented, amended or entirely reinstated as part of this process.

Jim Jarog suggested to the Board that if they were not in favor with the offer that was discussed tonight, then the fallback may be a counter offer of what was originally proposed at the December meeting.

Attorney Hoffman agreed but further clarified that the original path was going to be quite challenging and perhaps that was in part what compelled the school district to make this offer for the entire parcel. Tom Hoffman informed the Board that if they were in favor of proceeding with this matter he would take that as an indication to proceed with next steps. No formal approval could be allowed at this meeting because it was not on the agenda for 48 hours in advance of the meeting. Formal approval would need to take place at a future Board meeting.

Question from Jim Jarog: Who would have the authority to sign if the Board was in favor?

Answer from Tom Hoffman: They are looking for the title holder's signature; being the Park District. The Executive Director's signature will suffice as this is not final action and it is non-binding.

Question from Commissioner Tuczak: Is there a public notice required given the size of the land and dollar amount?

Answer from Tom Hoffman: There is no legal requirement to give a public notice in this situation and the fact that this matter has now been discussed at three separate open meetings does give notice to the public in that capacity.

Commissioner Starr expressed his own opinions and is on board with moving forward with the sale. President Kurka followed and agreed with Commissioner Starr since it's underutilized and would benefit the Park District as well as District 59.

Question from Commissioner Murphy: When is a formal response due to District 59?

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Answer from Tom Hoffman: Tom answered that a response is best sooner rather than later if we're positive in moving forward with the sale.

Question from Commissioner Starr to Tom Hoffman: If Executive Director Jim Jarog signs this, is he agreeing to the \$795,000 sale price of the property?

Answer from Tom Hoffman: We are open to the terms of this which are subject to both appraisals and if the price is acceptable to both parties.

Comment from Commissioner Starr: The letter of intent would need to be amended before signatures.

Question from Commissioner Doherty: If we sign this, then District 59 is okay with us getting an appraisal of our own? If we sign this; it is simply allowing them to do their due diligence while we discuss an intergovernmental agreement and there would then be a contract for the purchase of the property?

Answer from Tom Hoffman: Yes. Both attorneys will work together on the process and inform the Board that during the process; both parties can walk away at any time. Until we have an IGA, we are not contractually bound.

Question from Executive Director Jarog: Who would pay for the supplemental appraisal? Would that be at the Park District's expense?

Answer from Tom Hoffman: That has not been decided yet but he would consider asking CCSD 59 to pay for it.

President Kurka asked the Board if they felt the sale of Brentwood is worth exploring. All of the Commissioners expressed they were in favor of moving forward with exploring next steps. None voiced opposition.

In consideration of the proposed land sale the board expressed a strong desire to maintain the privileges which currently exist through our usage IGA if they agree to the offer which has been presented by CCSD-59.

President Kurka thanked District 59 Board President, Joe Segerer for joining the meeting and answering the Board's questions.

There was no further discussion.

APPROVAL ITEMS

Approval Item D: Friendship Park Conservatory & Grounds- Exterior Renovation Improvements
Bid Award to Great Lakes Landscape Company in the amount of \$549,660

Director of Parks & Planning Matt Dziubinski went over the design for interior improvements as part of the Tourism Grant that was submitted in 2022.

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He was happy to inform the Board about the start of construction at Friendship and it's scheduled to be completed by mid April of this year.

Matt then went over the scope of work followed by the recommendation and bid.

President Kurka opened the floor for discussion.

President Kurka commented that Matt was able to hold down the costs of Friendship Park Phase 1 certainly will help out with this project being over budget.

Commissioner Tuczak asked for a potential start date. Matt responded by informing the board that they would work through a construction schedule once the contract is in place.

Commissioner Starr asked if the contingency could get spent and how?

Matt answered that if change orders come about it would allow staff to act immediately. Executive Director Jarog is able to authorize changes as long as it is within his purchasing authority.

Commissioner Starr commented that we're in a tough spot because if we don't take this bid, then we might not get another one at all. Matt agreed.

There was no future discussion.

Commissioner Starr moved to approve the Friendship Park Conservatory & Grounds- Exterior Renovation Improvements Bid Award to Great Lakes Landscape Company in the amount of \$549,660. Seconded by Commissioner Massie.

Commissioner Starr called the Roll

Aye: Commissioners Kurka, Starr, Doherty, Massie, Murphy, Masnica, Tuczak

Nay: None

Motion Passed

Approval Item E: Approval of proposal # 37107-gb from RCP Shelters, Inc., in the amount of \$104,511, for the supply and delivery of RCP shelter model # lw-t-g4044-06-kb through goodbuy contract # 23-24 4k000

Matt Dziubinski explained this is for the purchase of the shelter; a visual was provided to the Board in the Board Packet.

Question from Commissioner Tuczak: Will the shelter have electrical hookups?

Answer from Matt Dziubinski: Yes. Some will be installed in house and some will be through the contractor.

Question from Commissioner Tuczak: Will renters be able to utilize the electrical hookups?

Answer from Matt Dziubinski: Yes, the intent is not to have this space open to the public. It will be by reservation only.

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Question from Commissioner Masnica: There is no permanent seating underneath the shelter?

Answer from Matt Dziubinski: No, there is not.

Question from Commissioner Starr: Will there be a bar with running water?

Answer from Matt Dziubinski: There will be no running water outside because there is no existing sewer which poses challenges from a construction standpoint.

There was no further discussion.

Commissioner Starr moved to approve proposal # 37107-gb from RCP Shelters, Inc., in the amount of \$104,511, for the supply and delivery of RCP shelter model # lw-t-g4044-06-kb through goodbuy contract # 23-24 4k000. Seconded by Commissioner Murphy.

Commissioner Starr called the Roll

Aye: Commissioners Kurka, Starr, Doherty, Massie, Murphy, Masnica, Tuczak

Nay: None

Motion Passed

ADOPTION ITEMS

A. ADOPTION OF ORDINANCE #847, AN ORDINANCE PROVIDING FOR THE ISSUE OF NOT TO EXCEED \$2,400,000 TAXABLE GENERAL OBLIGATION LIMITED TAX PARK BONDS, SERIES 2024A, OF THE MT. PROSPECT PARK DISTRICT, COOK COUNTY, ILLINOIS, FOR THE PURPOSE OF PAYING A TORT SETTLEMENT ENTERED INTO BY THE JOINT SELF-INSURED INTERGOVERNMENTAL RISK POOL OF SAID PARK DISTRICT, PROVIDING FOR THE LEVY OF A DIRECT ANNUAL TAX TO PAY THE PRINCIPAL AND INTEREST ON SAID BONDS, AND AUTHORIZING THE SALE OF SAID BONDS TO BUSEY BANK.

Aaron Gold, Speer Financial, Inc., presented the results of the pricing of the District's Taxable GO Limited Tax Park Bonds, Series 2024A. This issue was priced as a private placement with Busey Bank, Mt. Prospect, Illinois ("Busey") on Tuesday, February 13th. Busey submitted a net interest cost bid of 5.24% to purchase the issue at a price of \$2,169,120. The issue is scheduled to close on February 28th with first and final maturity on December 15, 2025. The bonds are secured by utilizing a portion of the District's 2024 debt service extension base or non-referendum bond and interest levying capacity. The bonds are being issued on a taxable basis with the proceeds being used to fund the District's portion of an insurance settlement. Based on current interest rates and recent comparable issues Speer Financial recommended to the Board that the District's Taxable General Obligation Limited Tax Park Bonds, Series 2024A be awarded to Busey at the price of \$2,169,120 at a net interest cost of 5.24%.

Question from President Kurka: Is the first and only payment in December of 2025?

Answer from Aaron Gold: Yes, that is correct.

Question from Commissioner Starr: I noticed the summary of background statement shows a different number than the one listed on the motion. Shouldn't those numbers be the same?

Answer from Attorney Tom Hoffman: No because the number on the motion also included the

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cost of issuance.

Tom further clarified that the purpose of producing funds for the repayment to Schaumburg Park District the 22.65% portion of the Hogan personal injury settlement which Schaumburg Park District advanced to MRMA on Mt. Prospect Park District's behalf, plus 2% interest thereon, for a total payment of \$2,138,220.

There was no further discussion from the Board.

Commissioner Massie moved adopt Ordinance # 847, an Ordinance providing for the issue of \$2,169,120 Taxable General Obligation Limited Tax Park Bonds, Series 2024A, of the Mt. Prospect Park District, Cook County, Illinois, for the purpose of paying a tort settlement entered into by the joint self-insured intergovernmental risk pool of said park district, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, and authorizing the sale of said bonds to Busey Bank. Seconded by Commissioner Tuczak. There was no further discussion by the Board.

Commissioner Starr called the Roll

Aye: Commissioners Kurka, Starr, Doherty, Massie, Murphy, Masnica, Tuczak

Nay: None

Motion Passed

FINANCIAL ADVISOR'S REPORT

Lee Howard, Financial Advisor and CPA for the District shared his December Financial report with our Board: The report touched on the following areas: Financing & Investment Update, 2024 Budget, Pools Report, RecPlex Facility Report, Rec Programs, Child Care Programs, Central Programs and Central Facility Report.

Lee Howard, Financial Advisor then opened the floor for questions from the Board.

Question from President Kurka: Child Care is up 47%; is revenue up because of participation or because we have raised prices?

Answer from Nick Troy: Both. Nick explained that the fees have been steadily increasing based on the District's expenses.

Question from Commissioner Tuczak: Where are the CD's invested right now? Are they rotating between banks and do we shop around? How is the interest rate when they renew?

Answer from Lee Howard: The CD's are with Busey Bank. We are in the process of researching additional options with future investments. We do have a Treasury bill investment with Busey Bank which is a custodial account. We will keep the Board apprised of future options moving forward.

Question from Commissioner Starr: Have the rates been affected by the change in staffing at Busey Bank?

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Answer from Jim Jarog: Busey's Administration Team has changed, because of this we are looking into longer term options and possibly other banks, but staff doesn't feel there is a sense of urgency to make a change.

There were no further questions from the Board.

EXECUTIVE REPORT

Executive Director Jarog shared his Director's report with the Board which included updates on the following information:

2024 Citizens Task Force Meeting #1, Update on Cook County's Paid Leave Ordinance (PLFAWA), Legislative Breakfast and the upcoming Board Meeting on Wednesday, March 20, 2024 - 6:30 pm @ CCC

The 2nd Citizen Task Force Meeting was held last night on Tuesday February 13th. It was lively with a lot of positive discussion. The goal for Meeting #2 was to narrow down ideas and come up with 2 plans (Plan A and Plan B) to bring to the public for testing. Unfortunately that did not occur so there will be a need to utilize the third supplemental meeting later this month. Paul Hanley from Beyond Your Base recommended we hold the third Citizen Task Force Meeting which will take place on Tuesday, February 27th, at CCC from 6pm to 8:30pm.

Director Jarog informed the Board that only 2 Commissioners can attend the meeting on the 27th due to the Open Meetings Act. Any commissioners interested may contact staff.

Executive Director Jarog declined to further comment on the CCSD-59 Brentwood process since it had already been discussed earlier in the meeting with the addition of the Unfinished Business discussion item.

Executive Director Jarog then concluded his report.

There were no additional questions or comments from the Board.

PUBLIC COMMENT

None

COMMENTS/MATTERS FROM COMMISSIONERS

President Kurka: Thank you to Jeff Langguth and staff for the Frozen Open at the Golf Course. The event was fun and perfectly executed.

Commissioner Starr: Thank you for the reports at the end of the packet. Keep it up! They're interesting to read.

Commissioner Doherty: Kudos to the Parks Foundation, Ruth Yuelil & Maddy Moon for their work with the Comedy Cabaret. It was a good time, lots of fun and congratulations to the Foundation on a great event.

Question from Commissioner Doherty: Are we limited to two Commissioners at the Legislative Breakfast?

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Answer from Tom Hoffman: Yes, that is correct.

Commissioner Doherty: Kudos to staff for their work and attendance at the Citizen Task Force Meetings.

There were no further comments from the Board.

ADJOURNMENT

Commissioner Murphy made the motion to adjourn the Regular Meeting and seconded by Commissioner Starr.

A voice vote was taken, all were in favor with none opposed.

The meeting was officially adjourned at 8:02 pm.

Respectfully submitted,

William J. Starr, Secretary