

APPROVED
Mt. Prospect Park District
Regular Board Meeting
November 19, 2025

A Regular Board Meeting of the Mt. Prospect Park District, Cook County, Illinois, was held on Wednesday, November 19, 2025 at the Central Community Center Facility of the Mt. Prospect Park District.

Commissioner Masnica called the meeting to order at 6:30 p.m.

Commissioner Tuczak called the Roll:

The following Commissioners were present upon the roll:

Present: Commissioners Lowen, Nicholas, Murphy, Masnica and Tuczak

Remote: None

Absent: Commissioners Doherty and Starr

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

Administrative Staff: Jim Jarog-Executive Director, George Giese-Deputy Director, Ruth Yueill-Director of Community Relations & Marketing, Mike Azzaretto-Director of Recreation, Jeanette Foley-Executive Assistant, Jon Zgoda-IT Professional/ Remote Meeting Moderator, Jeff Langguth-Director of Golf Operations

Professionals: Tom Hoffman-District Attorney, Lee Howard-CPA GAI, Aaron Gold, Speer Financial

Visitors and others in attendance: None

PLEDGE OF ALLEGIANCE

CHANGES OR ADDITIONS TO REGULAR MEETING AGENDA

Commissioner Masnica asked if any Commissioners had any additions or changes to the Regular Meeting Agenda.

There were no changes.

MOTION:

A motion to approve the agenda was made by Commissioner Nicholas and seconded by Commissioner Murphy.

A voice vote was taken; all were in favor to approve the Regular Meeting Agenda as written and none opposed.

Motion passed

APPROVAL OF CONSENT AGENDA

Commissioner Masnica read the following statement:

All items identified may be considered routine by the Board of Commissioners and be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from the Consent Agenda and approved under its normal sequence on the Regular Meeting Agenda.

A. Approval Of Minutes: Regular Board Meeting, October 15, 2025.

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- B. Ratification Of Accounts Payable for October 2025 in the amount of \$2,392,129.49.
- C. Ratification Of Payroll for October 2025 in the amount of \$543,567.71.
- D. Approval of the Mt. Prospect Park District Wellness Policy.

Commissioner Masnica asked for a motion to approve the Consent Agenda as presented.

MOTION:

Commissioner Lowen made the motion to approve the Consent Agenda as presented, seconded by Commissioner Nicholas.

Commissioner Tuczak called the roll:

Ayes: Commissioners Lowen, Nicholas, Murphy, Masnica and Tuczak

Nays: None

Absent: Commissioners Doherty and Starr

Motion Passed

PUBLIC COMMENT: None

UNFINISHED BUSINESS

Speer Financial Series 2025C Bond Sale Results

Aaron Gold from Speer Financial presented to the Board.

Stifel, Nicolaus & Company, Incorporated, and Mesirow Financial, Inc. (the "Purchasers"), have submitted an offer to purchase \$46,225,000 General Obligation Park Bonds, Series 2025C from the Mt. Prospect Park District. This offer is favorable and should be accepted. Bond proceeds will fund a new recreation center and outdoor pool (replacing the Lions Recreation Center and Big Surf Pool), new amenities at Lions Memorial Park, improvements to RecPlex, and bond issuance costs. Speer recommends awarding the Series 2025C Bonds to the Purchasers for \$50,618,898.32, at a true interest rate of 3.9712%.

Commissioner Tuczak questioned if it is known who the end purchasers were. Aaron replied that they were publicly offered. The majority would go to hedge funds and insurance companies, etc.

Director Jarog thanked Aaron for his hard work as well as George and Lee for their diligence.

Director Jarog asked Aaron to explain the reoffering premium to the Park Board.

Aaron explained that the Board is authorized to issue up to \$46.225 million in bonds, as stipulated by the Referendum. These bonds utilize a "premium couponing structure." This structure means that as interest rates decrease, the price investors are willing to pay increases, generating a higher reoffering premium. Consequently, lower interest rates result in more net capital for the District.

Initially, when interest rates were higher, the reoffering premium was projected to be lower, with net capital proceeds around \$46 million. When rates subsequently dropped, net capital increased to \$50 million, providing the District with an additional \$4 million, as noted by Director Jarog. Aaron confirmed that this extra \$4 million must be used strictly for referendum projects, answering a question from Commissioner Masnica. He also clarified that the overall result adheres to the originally-shared taxpayer impact analysis, so the Park District was consistent with its projections.

Aaron concluded his remarks by wishing the District well with the project and stated he would see everyone next year.

NEW BUSINESS

Board Discussion D214 Facilities Use Agreement

Deputy Director Giese presented to the Board. The Mt. Prospect Park District and Township High School District 214 are updating their shared facility use and turf agreements, consolidating them into one document. D214 will fully fund the upcoming turf replacement at Prospect High School, without any financial contributions being requested from the Park District. This allows for a shift to a shared use IGA, similar to D214's agreements with other park districts, avoiding monetary exchange between two units of government. The new IGA will detail shared facility use arrangements, including MPPD's access to Prospect High School turf, fields, and facilities, and D214's use of Mt. Prospect Golf Course and Melas Park. Legal counsel will review the draft. Both entities will benefit from this updated IGA, strengthening their partnership.

Executive Director Jarog, Director of Recreation Mike Azzaretto and Deputy Director George Giese met with Prospect High School the week prior to the Board meeting. The meeting was met with mutual respect for our two entities. There are increased demands for the high school field since the original turf was installed, with participation growth and new sports being accommodated. Different possibilities were discussed regarding shared usage, and those discussions will continue in the coming months. The hope is to bring forth a successor agreement for consideration by the Board sometime in early spring.

Commissioner Masnica asked about potential scheduling shifts to accommodate gymnastics usage, and George confirmed this is a topic under discussion as schedules are being reviewed. The discussion continued regarding the intergovernmental agreement (IGA) with the School District, focusing on the details of current usage and future opportunities.

Commissioner Murphy questioned whether the current agreement benefits the Park District, and whether the agreement was balanced or not between the two entities. Deputy Director Giese affirmed that the goal of current negotiations will be to assess this balance from both sides and identify new opportunities, where applicable. Executive Director Jarog noted that turf field availability has been a long-standing challenge since its construction. The current plan is for the School District to create a first draft of the agreement for further consideration and refinement.

Commissioner Nicholas, speaking as both a Commissioner and a parent, supported shared usage between districts, believing it benefits the community. She praised Director Azzaretto's work on activity placement and space utilization. Commissioner Nicholas suggested that moving toward shared usage agreements rather than IGAs is beneficial due to changing needs and logistical convenience for busy parents, and she looks forward to the results of continued negotiations.

Board Review and Discussion Draft FY 2026 Budget

Deputy Director George Giese presented the draft FY 2026 Budget, continuing the historical practice of a summary-level review. Figures are preliminary until the final ordinance approval, typically in March. This budget, the result of months of planning, is unique due to several factors:

- **Construction Closures:** The rebuilding of Big Surf Pool and Lions Recreation Center will decrease expenses like utilities (-8%), though some salary costs remain for planning staff. FY 2027 will see expenses return for the new facilities.
- **Adjusted Operations:** Meadows Pool and RecPlex will absorb displaced programs. Meadows will have extended hours, and RecPlex will see a small reduction in rental revenues as District programs utilize its rooms.
- **Referendum Bonds:** The \$7,581,218 in referendum bonds appear for the first time in the "Rollover & Referendum Bonds" category, causing the most significant expense increase (from \$1,723,700 in FY 2025). Funds are prepared to satisfy all debt obligations.

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FY 2026 Budget Highlights (Fund-Level):

Projected Surpluses: General Fund (+\$105,748), Recreation Fund (+\$220,028), Social Security/FICA Fund (+\$27,882), Conservatory Fund (+\$30,013), and Debt Service Fund (+\$98,954) to build reserves.

- Planned Drawdowns (Strategic Deficits):
 - Liability Insurance Fund (-\$333,671) includes a contingency for ongoing legal matters.
 - IMRF Fund (-\$30,622) is a strategic utilization of carry-over funds.
 - Construction/Capital-related: NWSRA/ADA Fund (-\$166,792) for ADA projects, Paving & Lighting Fund (-\$14,351) for improvements, and Non Bond/Gov Deals Fund (-\$834,600). The latter strategically utilizes \$795,000 from Brentwood sale proceeds, with \$260,141 intended for the Sunrise Park replacement.
- Internal Service Fund: A budgeted deficit (-\$50,300) provides contingency, a planned multi-year strategy to shift expenses to other operating funds which has successfully been completed in FY 2026.

Overall: Total expenditures (\$27,697,834) outweigh revenues (\$26,750,122), creating a deficit of -\$947,712. This is explained by the strategic fund-specific drawdowns (Non-Bond Gov Deals, NWSRA, Liability Insurance) and aligns with the new Fund Balance Policy.

Recreation Revenues:

Golf Course: Budgeted for \$2,362,945 in revenue and a \$146,390 surplus.

RecPlex: Decreased rentals offset by strong Champion's Court demand. Staff is considering a 5:30 AM opening.

Fitness: Strong membership projections follow facility and equipment investments. Membership pricing adjustments are included.

Aquatics: Meadows Pool will be maximized with longer hours, increasing staffing and receiving 100% of pool pass revenues. RecPlex Pool projects added swim lesson revenue.

Cultural Arts: Dance programs continue successfully despite temporary relocation. Visual arts anticipate success ahead of the new 2027 studio.

Early Childhood & Youth: Growth projected across preschool, Kids Klub (D59), and Kinder Klub (D57). Summer camp revenues reflect positive trends.

Athletics and Central Community Center (CCC): Adult athletics are consistent; youth athletics trend upward. Baseball budgets reflect increased participation; fees adjusted for rising referee costs. CCC shows strong rentals and programming.

Concessions: Consolidated into the Golf Course facility budget.

Expense Categories:

Salaries: Full-time salary budgets increase by 2%; part-time salaries by 3%.

Employee Benefits: Category reflects a 1% increase. Health insurance renewal was 6.4%, outperforming the market average (15-22% based on feedback from comparable accounts).

Contractual Services: Projected to increase by 12% for programming, maintenance, and repairs.

Utilities: Overall decrease due to closures, but significant increases projected for natural gas and annual increases for water/electricity.

The budget will remain on future Board agendas for discussion; no major changes are anticipated.

Commissioner Lowen asked if the utility companies are open to negotiations regarding their pricing. Director Jarog noted that the District works with Midwest Energy Consultants and they are great at prompting us when there are opportunities to capitalize on savings. A brief discussion followed regarding utility rates.

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APPROVAL ITEMS

Capital Project List

Deputy Director George Giese presented to the Board. The Board will review the final Fall 2025 Capital Project List, which now includes a \$20,000 portable sprinkler system for Majewski Park. Staff identified projected interest income to reduce the Brentwood sale proceeds allocation for Sunrise Park by \$80,000, leaving \$534,859 from Brentwood for other neighborhood projects. The Park Board's direction on funding options is appreciated, and staff anticipates successful projects. Upon approval, capital accounts will be established, and planning will begin. Future discussions will involve significant updates to the Park District's long-term capital plans, reflecting changes since the adoption of the 5-Year Capital Improvement Plan and Master Plan.

MOTION:

Commissioner Nicholas made a motion to approve the Fall 2025 Capital Project List as presented. Motion was seconded by Commissioner Murphy.

Commissioner Tuczak called the roll:

Ayes: Commissioners Lowen, Nicholas, Murphy, Masnica and Tuczak

Nays: None

Absent: Commissioners Doherty and Starr

Motion Passed

Approval of GAI Financial Services Agreement for Fiscal Years 2026-2027-2028

Deputy Director George Giese presented to the Board. The Park District is considering renewing its three-year agreement with Governmental Accounting, Inc. (GAI), which expires on December 31, 2025. James Howard, President of GAI, will assume the primary leadership role for the Park District's account, with Lee Howard continuing to provide guidance. The agreement has been updated to reflect hybrid work arrangements and a 2.5% CPI increase, raising the monthly base charge to \$15,749.80 (an increase of \$384.14). Staff supports this adjustment due to increased accounting duties related to referendum construction and financing.

Lee Howard noted that the District recently marked its 70th Anniversary, coinciding with his own 75th birthday. He shared that his son, James Howard, is a University of Illinois CPA with 15 years of experience in the industry. Lee plans to work alongside his son for the next three years, during which time he looks forward to guiding the District through what he considers one of the greatest periods in its history.

Director Jarog added that Mr. Howard's oversight during very challenging times, especially during Covid, were instrumental. We are in the strongest financial position that we have been in during our history. Much of this success is attributed to Mr. Howard's recommendations to us and to the Board. We appreciate everything he has done.

Commissioner Masnica added that she has worked with Mr. Howard for a few years now and is appreciative of his guidance. She looks forward to meeting his son.

Commissioner Nicholas added that she had the opportunity to meet with Director Jim Jarog and Deputy Director George Giese earlier today in which they discussed the history of the District and GAI. She looks forward to working with GAI and Mr. Howard's son James.

MOTION:

Commissioner Murphy moved to approve the proposed agreement for financial services between the Mt. Prospect Park District and Governmental Accounting Inc., commencing on January 1, 2026 and expiring on December 31, 2028. Motion seconded by Commissioner Lowen.

Commissioner Tuczak called the roll:

Ayes: Commissioners Lowen, Nicholas, Murphy, Masnica and Tuczak

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Nays: None

Absent: Commissioners Doherty and Starr

Motion Passed

Approval of Legal Services Agreement with Thomas G. Hoffman for FY 2026-2027-2028

Deputy Director George Giese presented to the Board. The Mt. Prospect Park District enjoys a longstanding professional partnership with Attorney Thomas G. Hoffman as general corporate counsel. His expertise and legal guidance are pivotal to the successful operation of the Park District. Attorney Hoffman's current three year engagement will expire on December 31st, 2025. As such, staff is requesting Park Board approval of a new three year engagement to commence January 1st, 2026. Attorney Hoffman's scope of legal services is detailed in an engagement letter provided to the Board, and is comparable to prior engagements in terms of activities and services provided. Staff is in support of the requested increase (+\$80 per month) from Attorney Hoffman's current compensation, noting that Tom has held his pricing with no request for an increase over his two previous contract renewals. Staff extends its sincere thanks to Attorney Hoffman for his willingness to continue serving the Mt. Prospect Park District.

Director Jarog thanked Attorney Hoffman, noting his constant availability to District staff at any time.

MOTION:

Commissioner Lowen made a motion as follows: Move To Approve The Proposed Three-Year Engagement For Legal Services With The Law Office Of Thomas G. Hoffman, Commencing January 1st, 2026 And Expiring On December 31, 2028

Commissioner Tuczak called the roll:

Ayes: Commissioners Lowen, Nicholas, Murphy, Masnica and Tuczak

Nays: None

Absent: Commissioners Doherty and Starr

Motion Passed

ADOPTION ITEMS

Ordinance No. 878:

Attorney Tom Hoffman presented to the Board. Ordinance No. 878 provides for the District's annual tax levy, which when filed with the Cook County Clerk's tax extension department, enables real estate taxes to be extended, resulting in real estate tax revenues which will be paid by the County to the District next during 2026 and early in 2027. Ordinance No. 878 is consistent with the parameters set by the Board in the Truth in Taxation Resolution which was adopted last month but for full disclosure it also contains the 2025 levy amounts for Bonds and Interest as established by previously filed bond ordinances. Ordinance No. 878, together with a Certificate of Presiding Officer, is to be filed by Attorney Tom Hoffman prior to the 12/23/25 filing deadline.

MOTION:

Commissioner Nicholas made a Motion To Adopt Ordinance No. 878, Being "An Ordinance Levying Taxes For All Corporate Purposes, For Bonds Redemption And Interest Retirement, For Establishing And Maintaining Recreational Programs, For The Payment To Be Made To The Illinois Municipal Retirement Fund, For Social Security Expenses, For Payment Of The Costs Of Protecting The Park District And Its Employees Against Liability, Property Damage Or Loss, For Conservatory Fund Expenses, For A Paving And Lighting Fund, And For Special Recreation Programs For The Handicapped For The Fiscal Year Beginning The First Day Of January, 2025 And Ending The Thirty-First Day Of December, 2025", On The Understanding That The Total Amount Being Levied By Ordinance No. 878 Is \$16,972,645 Comprised As Follows: For All Corporate Purposes \$3,492,397, For Bonds Redemption And Interest Retirement \$7,581,218, For Establishing And Maintaining Recreational Programs \$2,046,817, For The Payment Necessary To Be Made To The Illinois Municipal Retirement Fund \$412,721, For Social Security Expenses \$615,474, For Payment Of Costs Of

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Protecting The Park District And Its Employees Against Liability, Property Damage Or Loss \$776,924 For Conservatory Fund Expenses \$1,036,074, For A Paving And Lighting Fund \$129,562, And For Special Recreation Programs For The Handicapped \$881,458. Motion seconded by Commissioner Murphy.

Commissioner Tuczak called the roll:

Ayes: Commissioners Lowen, Nicholas, Murphy, Masnica and Tuczak

Nays: None

Absent: Commissioners Doherty and Starr

Motion Passed

Ordinance Nos. 879 and 880:

The District files a Bond Ordinance with the County for each bond issue, outlining a levy schedule for debt service. However, for long-term Alternate Revenue Source Bonds, these annual levies must be abated, as short-term "rollover" bonds will cover the debt service. Failure to abate would jeopardize the District's bonding strategy. Currently, there are two outstanding Alternate Revenue Source bond issues. The Board must adopt Ordinances 879 and 880 to abate the 2025 levy for these issues, which will then be filed with the Cook County Clerk.

MOTION:

Commissioner Lowen made a motion To Adopt Ordinance No. 879, "An Ordinance Abating The Tax Heretofore Levied For The Year 2025 To Pay Debt Service On \$8,000,000 General Obligation Park Bonds (Alternate Revenue Source), Series 2014a, Of The Mt. Prospect Park District, Cook County, Illinois." Motion seconded by Commissioner Nicholas.

Commissioner Tuczak called the roll:

Ayes: Commissioners Lowen, Nicholas, Murphy, Masnica and Tuczak

Nays: None

Absent: Commissioners Doherty and Starr

Motion Passed

Commissioner Lowen made a motion To Adopt Ordinance No.880, Being "An Ordinance Abating The Tax Heretofore Levied For The Year 2025 To Pay Debt Service On \$8,215,000 General Obligation Park Bonds (Alternate Revenue Source), Series 2022a Of The Mt. Prospect Park District, Cook County, Illinois". Motion seconded by Commissioner Nicholas.

Commissioner Tuczak called the roll:

Ayes: Commissioners Lowen, Nicholas, Murphy, Masnica and Tuczak

Nays: None

Absent: Commissioners Doherty and Starr

Motion Passed

Resolution 881:

Resolution No. 881 provides for the possible reduction by the County of the District's 2025 tax levy in the event that it is required to be reduced to not exceed the District's Extension Limitation as determined under the Property Tax Extension Limitation Law (the tax cap) and in that event it provides direction to the County as to which funds to be reduced and by what percentage. Absent the District providing this direction any required reduction would be applied pro-rata by the County across all funds other than the Bonds and Interest Fund.

MOTION:

Commissioner Lowen made a motion To Adopt Resolution No. 881, Being "A Resolution Providing For The Possible Reduction Of Levy And Assessment Of Taxes For The Mt. Prospect Park District, Cook County, Illinois

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For The Fiscal Year Beginning January 1, 2025 And Ending December 31, 2025". Motion seconded by Commissioner Murphy.

Commissioner Tuczak called the roll:

Ayes: Commissioners Lowen, Nicholas, Murphy, Masnica and Tuczak

Nays: None

Absent: Commissioners Doherty and Starr

Motion Passed

FINANCIAL ADVISOR'S REPORT

"One Giant Leap" for the Park District

On November 6th, the District received \$50,342,048 from the sale of \$46,225,000 in 20-year Series 2025C referendum bonds, with a 3.9712% true interest rate. Proceeds were immediately invested, prioritizing security. Village B & T offers \$7.25 million in FDIC coverage via Wintrust Maxsafe, with excess third-party collateral. Lakeside provides unlimited third-party FDIC coverage through CDARS.

2026 Proposed Budget

While overall balanced for operations, some funds show a negative bottom line due to carryover line items (like re-budgeting Brentwood sale capital funds and insurance fund contingencies). This budget excludes capital improvement funds from bond proceeds, which are budgeted separately. Approval is required by March 2026.

2025 Levy Ordinance

This year's levy is limited by tax caps to the lesser of the CPI (2.9%) or 5% of the prior year's aggregate extension. The Ordinance includes previously filed bond levies, including the new referendum bonds, unlike last month's resolution.

Golf Report

Total revenue is up 3% (\$62,631) to \$2,352,312 over last October. Expenditures are up 6% (\$105,246) to \$1,733,966. Actual sales tax paid through October is \$56,467, up from \$6,173 last year, reflecting the new sales tax on rentals.

Rec Programs

October YTD Rec program revenues are \$2,486,789, up 8% (\$176,892) from last year.

Childcare Programs

YTD revenues through October are \$1,157,320 (up 11% overall), with Kids Klub up 20%, Preschool up 9%, and Day Camp registration up 6%.

RecPlex Facility Report

YTD revenue through October is \$465,139, up 9% (\$36,975). Pass sales are up 8%, but daily fees are down \$1,113. YTD expenditures are \$941,635, up 17% (\$135,456), representing 74% of the budget through October.

Pools Report

Total revenues for the three pools through October are \$809,715, up 4% (\$31,534). YTD Swim Programs are up 1%.

Central Programs

Central program revenue YTD through October is \$260,722, down \$21,280, due to Youth Athletic and other programs moving facilities.

Central Facility Revenue

Central facility revenue YTD through October is \$390,771, with overall facility revenue up 14% (\$47,339).

EXECUTIVE DIRECTOR REPORT

Lions Construction Process / Rec Plex Improvements

Lions Phase 2 referendum improvements are now officially underway. The District's Groundbreaking Ceremony held on October 30th marked the official start of construction for the Lions Recreation Center and Community

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Pool Phase 2 improvements. Utility disconnects are now complete as we now prepare for the demolition phase. Design team meetings have begun to identify details for the associated RecPlex improvements and establish a construction budget.

Project Authorization Exhibit # 4 (P.A.E. # 4) with Nicholas and Associates will outline the associated fees for the Rec Plex portion of the project work. Staff will bring forth this agreement for the Board's consideration as soon as we have adequate information to create the document. The approval of P.A.E. #4 will be necessary to allow for the development of formal construction documents which will be used to bid the RecPlex work in 2026.

FY 2026 Budget Process

The first draft of the FY2026 budget was shared with our Board this evening. Staff will continue to modify this budget as necessary before it is brought before the Board for consideration and approval at the March 2026 Regular Board meeting. I would like to thank George Giese, GAI and our Administrative team for their many hours spent in bringing forth our Draft FY 2026 budget.

The last Board meeting for 2025 will be held on Wednesday, December 17th @ 6:30 PM.

This meeting will include an Annual Report to the Board by the Recreation / Community Relations Divisions. There will also be a Closed Session under SECTION 2c-(21) Semi-Annual Review of Minutes and SECTION 2c- (1) Personnel. The first Regular Board Meeting for 2026 will be held on Wednesday, January 21, 2026 @ 6:30 PM.

PUBLIC COMMENT:None

COMMENTS/MATTERS FROM COMMISSIONERS: None

MOTION:

Motion to adjourn the Regular Meeting made by Commissioner Murphy, and seconded by Commissioner Nicholas.

A voice vote was taken and all were in favor.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,

William J. Starr, Secretary