

APPROVED
Mt. Prospect Park District
Regular Board Meeting
May 20, 2026

A Regular Board Meeting of the Mt. Prospect Park District, Cook County, Illinois, was held on Wednesday, May 20, 2026 at the Central Community Center Facility of the Mt. Prospect Park District.

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

Commissioner Starr called the Roll:

The following Commissioners were present upon the roll:

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

Remote: None

Absent: None

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, Matt Dziubinski-Director of Parks & Planning, Jeff Langguth-Director of Golf Operations, Jeanette Foley-Executive Assistant, Jon Zgoda-IT Professional/ Remote Meeting Moderator

Professionals: Tom Hoffman-District Attorney, Lee Howard-CPA GAI

Visitors and others in attendance: James Howard CPA GAI via Zoom
Michael via Zoom

PLEDGE OF ALLEGIANCE

CHANGES OR ADDITIONS TO REGULAR MEETING AGENDA

President Doherty asked if any Commissioners had any additions or changes to the Regular Meeting Agenda.

MOTION:

A motion to approve the agenda as written was made by Commissioner Starr and seconded by Commissioner Murphy.

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

Motion passed

ANNUAL MEETING OF THE MOUNT PROSPECT PARK DISTRICT BOARD OF COMMISSIONERS

ADJOURNMENT SINE DIE

The Board President Tim Doherty asked for a motion to adjourn Sine Die, for the purpose of holding the 2026 annual meeting of the Mt. Prospect Park District and thereafter to reconvene

the regular board meeting. Motion was made by Commissioner Nicholas and seconded by Commissioner Masnica.

A voice vote was taken. All were in favor and none opposed.

Regular Meeting Adjourned at 6:32 p.m.

Call to order: Annual meeting of the Mt. Prospect Park District Board of Commissioners. Called to order at 6:32 p.m.

Commissioner Starr called the roll: Commissioners Masnica, Tuczak, Murphy, Nicholas, Lowen, Starr and Doherty.

President Doherty appointed Executive Director Jim Jarog as the temporary chairman for the first portion of the meeting. Executive Director Jim Jarog accepted.

Executive Director Jarog stated that he would accept nominations for Board President at this time for a one-year term, or until his or her successor shall have been elected.

Commissioner Masnica nominated Commissioner Tim Doherty. No other nominations were made. Director Jarog congratulated Commissioner Tim Doherty as the newly elected Board President.

President Doherty announced that he would now take nominations for the Board Vice President for a one-year term or until his or her successor has been elected. Commissioner Starr nominated Commissioner Masnica. No other nominations were made. President Doherty congratulated Commissioner Masnica as the newly elected Board Vice President.

President Doherty announced that he would now take nominations for the Board Secretary for a one-year term until his or her successor has been elected. Commissioner Murphy made a motion to appoint Commissioner Starr as the Board Secretary. Seconded by Commissioner Lowen. Commissioner Starr called the roll. All were in favor.

President Doherty announced that he would now take nominations for the Board Treasurer for a one-year term until his or her successor has been elected. Commissioner Doherty made a motion to appoint Commissioner Tuczak, seconded by Commissioner Murphy. Commissioner Starr called the roll. All were in favor.

President Doherty called for a motion to adjourn the annual meeting and reconvene the regular meeting. Commissioner Murphy made the motion, seconded by Commissioner Starr. All were in favor.

Annual Board Meeting was adjourned at 6:35 p.m.

Regular Board Meeting was reconvened at 6:35 p.m.

The following Commissioners were present upon the roll:

Present: Commissioners Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy and Doherty
Remote: None
Absent: None

APPROVAL OF CONSENT AGENDA

President Doherty read the following statement:

Regular Board Minutes
05-20-2026

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.

- Approval of Minutes: Regular Board Meeting, April 15, 2026
- Approval of Minutes: Special Board Meeting, April 20, 2026
- Ratification of Accounts Payable April 2026 in the Amount of \$2,488,234.66.
- Ratification of Payroll April 2026 in The Amount of \$543,039.08
- Acceptance of the 2026 Color Coating bid in the amount of \$57,603.80 (TIPS Contract #23010401) From U.S. Tennis Court Construction.

President Doherty asked for a motion to approve the Consent Agenda as submitted.

MOTION:

Commissioner Nicholas made the motion to approve the Consent Agenda, seconded by Commissioner Murphy.

Commissioner Starr called the roll:

Ayes: Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy and Doherty

Nays: None

Absent: None

Motion Passed

UNFINISHED BUSINESS

Deputy Director George Giese presented to the Board:

Capital Planning Discussion (Continued) - Long-Term Capital Needs and Priorities

Mt. Prospect Park District's capital planning efforts as of May 2026. The process began in March, followed by an in-depth review of Melas Park athletic field options in April. In May, the focus expanded to include long-term needs and priorities for the next Capital Improvement Plan (CIP), specifically itemizing projected expenditures of \$250,000 or more. This planning utilizes a conservative financial model based on 2025 Alternate Revenue Source (ARS) bond placeholders. Further refinements and additional Melas Park scenarios, including field expansion and lighting combinations, are scheduled for the June Regular Meeting.

In May 2026, the Mt. Prospect Park District expanded its capital planning to include long-term needs and priorities for the upcoming Capital Improvement Plan (CIP), specifically identifying projects with projected expenditures of \$250,000 or more. This planning phase incorporates critical infrastructure, such as facility components and playgrounds like Friendship Park, along with projects remaining from the previous CIP. The District is utilizing a conservative financial model based on 2025 Alternate

Revenue Source (ARS) bond placeholders to estimate available capital, with further refinements and additional Melas Park scenarios planned for the June meeting.

2027 (Fall 2026 List) - \$2.09 million annual capital; \$5 million ARS capital

- Playgrounds
 - Friendship Park
 - Westbrook School (D57 IGA)
- \$330,000 - Golf Cart Fleet Replacement (69 units)
- \$250,000 - RecPlex Elevator Modernization
- *Supplemental Funding for RecPlex Outdoor Improvements (if needed) - TBD*
- Melas Park Field Improvements (ARS)

2028 (Fall 2027 List) - \$1.912 million annual capital

- Playgrounds
 - Hill Street Park
- \$350,000 - Friendship Park Conservatory Atrium Roof Replacement
- Meadows Pool Filter Replacement and Zip Line (or Diving Board) Installation
- \$500,000 - RecPlex Boiler Replacement/Rehab (3 Units)

2029 (Fall 2028 List) - \$2.015 million annual capital

- Playgrounds
 - Prospect Meadows Park
 - Sunset Park
- Friendship Park Conservatory Parking Lot Expansion
- **RecPlex Bathroom/Lockerroom Renovation**
- \$320,000 - Walter Cook Maintenance Facility Garage Floor Resurfacing

2030 (Fall 2029 List) - \$2.070 million annual capital; \$5 million ARS capital

- Majewski Master Plan
- Meadows Park - Master Plan (Athletic Fields Improvements/Play Area)
- \$1,627,500 - RecPlex Air Handling Units and Controls
- **Golf Course Garage Remodel/Replacement**

2031 (Fall 2030 List) - \$2.018 million annual capital

- TBD

The Mt. Prospect Park District's capital planning working timeline includes a reintroduction in March and an athletic field master plan presentation for Melas Park in April. As of May 2026, the District is engaged in discussions regarding long-term capital needs and future priorities, a process that will continue in June with additional scenarios and refinements for Melas Park. The upcoming schedule involves beginning the Capital Improvement Plan (CIP) outline in July, followed by two draft phases in August and September, leading to final CIP approval in October and Capital List approval in November.

Commissioner Tuczak commented that there may be opportunities to coordinate our improvements with the bridge construction to provide cost savings.

Commissioner Nicholas expressed appreciation to Deputy Director Giese for the presentation, noting her absence from the prior meeting where these topics were originally addressed. She highlighted the ongoing and future updates to the intergovernmental agreement with Westbrook School, describing them as positive progress. Additionally, she suggested that Hillside Park could benefit from OSLAD funding and recommended that all-inclusive playgrounds be considered for upcoming projects, potentially involving more stakeholders if the scope expands.

Deputy Director Giese thanked Commissioner Nicholas for her input and commented that at the Conference the State of Illinois was looking to prioritize inclusive playgrounds.

A brief discussion followed regarding rubber matting for playgrounds.

Commissioner Murphy revisited the original concept for the Golf Course maintenance garage, inquiring if relocating it to Busse Rd. could still be a good alternative. Director Dziubinski pointed out this would not be a good idea due to the upcoming construction on Busse Road and the potential for increased project costs associated with relocating onsite utilities.

Executive Director Jim Jarog also reminded everyone that the public utilities were on the west side of Busse Rd., which created a challenge and the cost to build a new maintenance facility now ten years later would be substantially increased. The maintenance facility had been removed from the scope of services in 2015 because there was not enough funding in the budget.

A brief discussion followed regarding the maintenance garage, possible funding and location.

Commissioner Masnica questioned where the possible plan for an expanded parking lot would be at Friendship Park.

Director Dziubinski explained a few options that have been researched.

Regarding Majewski Park, Commissioner Masnica inquired about the potential inclusion of a soccer field in future plans. In response, Deputy Director Giese noted that while several concepts and discussions for the park have taken place, the proposal requires more comprehensive evaluation and further deliberation.

President Doherty suggested a broader evaluation of concepts for Friendship Park, particularly in light of the leadership transitions at both the board and staff levels within District 59. Given the School District's regular use of the facility, he proposed exploring a potential partnership to develop a turf or soccer field at the site.

APPROVAL ITEMS

Approval Item B: Approval of Shared Use IGA between Township High School District 214 and Mt. Prospect Park District

Deputy Director George Giese presented to the Board:

Staff coordinated with Township High School District 214 to finalize a successor Intergovernmental Agreement (IGA) for the shared use and maintenance of athletic and recreational facilities. This

agreement, reviewed by legal counsel, aligns with similar regional IGAs and adds new provisions, such as Park District use of Prospect High School's theater for dance programs and the ability to promote employment opportunities on campus. The successor IGA replaces all previous agreements and continues the longstanding partnership between the two districts.

Commissioner Nicholas requested clarification regarding the duration of access for the Prospect High School Theater for dance recitals; Deputy Director Giese confirmed this provision remains active for the term of the IGA.

Deputy Director Giese noted that, following Commissioner Masnica's earlier recommendation, he contacted District 214 regarding the inclusion of Elk Grove High School in future recruitment and hiring initiatives.

Commissioner Murphy inquired as to whether or not a financial analysis exists comparing the value of District offerings versus benefits received. Deputy Director Giese explained that while a dollar-for-dollar analysis has not been done, the partnership provides significant community value. He cited the \$9,000 cost savings for dance venue rentals, direct recruitment access to students, and the benefit of program participants utilizing premium lighted fields. Commissioner Murphy expressed concern that school field usage is infrequent, typically occurring only during playoffs, and maintained that the reciprocal benefits appear unequal. A brief discussion regarding the balance of shared usage followed.

Commissioner Starr recalled his prior experience managing the American Legion Baseball Team, describing the lack of cooperation from the School District a significant challenge. He noted that field maintenance was inadequate, often leaving the burden of upkeep to the team and its players. Commissioner Starr inquired whether current maintenance responsibilities are explicitly defined within the agreement; Deputy Director Giese confirmed that the IGA includes specific requirements addressing these operational concerns.

Commissioner Nicholas commended the inclusion of provisions for utilizing the high school theater for dance recitals. She feels this is a big step in the right direction.

Commissioner Murphy raised some more questions regarding the specific weekend time slots allocated for District 214 facility usage. A brief discussion followed regarding the event scheduling and coordination between the two districts.

MOTION:

Commissioner Nicholas moved to approve the Joint Intergovernmental Agreement for the Development, Use and Maintenance of Athletic Fields and Other Recreational Facilities between Township High School District 214 and the Mt. Prospect Park District as presented. Motion was seconded by Commissioner Murphy.

Commissioner Starr called the roll:

Ayes: Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy and Doherty

Nays: None

Absent: None

Motion Passed

ADOPTION ITEMS

A. Adoption of Resolution No. 883: Lease Update for 500 S. We Go Trail Resident Shed

Director Jeff Langguth presented to the Board:

Residents Patrick and Lauren Miskella of 500 S. We Go Trail, which borders the 9th fairway at Mt. Prospect Golf Club, have petitioned the District to update their existing Lease of Space and Ground. This agreement permits a private storage shed to reside partially on Golf Course land. Initially approved on October 21, 2015, and renewed on April 21, 2021, the current five-year term expired on April 21, 2026. The proposed update establishes a five-year term with automatic renewals, provided the lessee remains in good standing, for a cumulative duration of up to ninety (90) years. The petitioners noted the shed provides a necessary screen against errant golf balls from the 9th tee. Staff reports the structure is well-maintained and poses no operational concerns. Furthermore, the Miskellas are recognized as supportive neighbors, with Lauren having served on the Citizen's Task Force for the recent successful referendum. District Attorney Tom Hoffman, who drafted the original 2015 agreement, has reviewed the updated terms. Relevant documentation, including Resolution No. 883, the updated Lease, a Plat of Survey, and a photograph of the structure, is provided for Board consideration.

Executive Director Jarog added that at any time the shed needs to be replaced, we have the option to discontinue the lease.

Commissioner Murphy questioned why the shed was allowed in the first place. A brief discussion followed explaining how the shed came to encroach on the golf course property. The Miskella family built the shed without the knowledge that they were encroaching upon the golf course property.

MOTION:

A motion was made by Commissioner Masnica to Adopt Resolution No. 883, A Resolution Authorizing And Approving A Lease Of Space And Ground Between The Mt. Prospect Park District And Patrick And Lauren Miskella For A Private Storage Shed To Exist On District Property. Motion seconded by Commissioner Lowen.

Commissioner Starr called the roll:

Ayes: Masnica, Tuczak, Lowen, Nicholas, Starr, Murphy and Doherty

Nays: None

Absent: None

Motion Passed

FINANCIAL ADVISOR'S REPORT

Financial Updates

Property Taxes

While property taxes are typically recorded as received in monthly statements, the second installment of the 2024 levy was billed later this year, causing receipts to fall into 2026. As of April, actual tax deposits for the District total \$10,991,293. The April statement indicates \$5,812,751 in collections from the first installment of the 2025 levy, which is consistent with seasonal expectations. For audit purposes, the remaining balance has been accrued back to the 2025 fiscal year.

Arbitrage Status

Bonds approved by referendum are subject to IRS arbitrage spending schedules. Construction timelines and cash payouts must meet specific windows to avoid rebating interest exceeding the bond arbitrage rate to the IRS. According to the latest timelines from Nicholas & Associates, the District has successfully cleared the initial requirement and is on track to achieve upcoming benchmarks.

Investment Portfolio

The District recently opted to extend the maturity of Referendum Construction Funds to six months at a rate of 3.77% (3.84% APY), backed by CDARS collateral. Short-term polling through April 30, 2026, reveals that most anticipate steady rates, while nearly one-third expect a decrease and a small minority foresee increases.

Departmental Performance Reports

Golf Operations

Total revenue grew by 8% to \$537,207, an increase of \$37,638 over the previous year. Expenditures rose by 5% (\$29,098) to \$572,136. While the \$28,000 GPS annual lease payment from the prior year is not yet included in the 2026 figures, this was balanced by higher costs for programs and tournaments associated with the course's 100th anniversary.

Recreation & Facilities

Year-to-date (YTD) Recreation Program revenue reached \$1,416,069, a 2% increase (\$32,060) from the prior year. Early Childhood and Youth programs generated \$837,106 YTD, up 1% overall; specifically, Kids Klub and Preschool saw gains of 35% and 16%, respectively, which offset a 10% decline in Day Camp registrations. RecPlex Facility revenue surged by 27% to \$249,068, driven by a 26% rise in pass sales and a 37% increase in building rentals.

Pools & Central Programs

YTD revenue for the RecPlex Pool reached \$152,303 (up 15%), while Meadows Pool brought in \$50,819 (down 4%). Central Programs and Central Facility revenues also saw modest YTD increases of 3% (\$129,373) and 2% (\$217,022), respectively.

EXECUTIVE DIRECTOR REPORT

1326 W. Central Rd Update

On May 5, 2026, the Village Board approved the District's CR zoning request for 1326 W. Central Rd., contingent upon closing of the property. The District has also received a satisfactory Phase 1 environmental report. With both items complete, the District is moving forward with the proposed July 18, 2026 closing date.

RecPlex Project Planning Update

The proposed RecPlex improvements will be divided into two bid packages:

- Interior Improvements (Referendum Related)
- Exterior Improvements (Cloud HQ Related)

This approach provides greater flexibility during bidding while allowing both packages to proceed simultaneously if approved.

Staff and the design team are finalizing Design Development (DD) drawings, which will be presented at the June 17, 2026 Board meeting. Site survey work and underground utility locates for the exterior improvements have also been completed.

Interior Improvements Timeline (Turf / Gym AC / Seating / Flooring)

- June 17, 2026 – Board presentation of DD drawings
- End of June 2026 – 100% DD drawings complete
- July 2026 – Community engagement meeting
- August 19, 2026 – Board presentation
- September 1, 2026 – Construction documents and permitting
- September 11, 2026 – Project out for bid
- October 21, 2026 – Proposed Board approval

Exterior Improvements Timeline (Spray Pad / Restrooms / Practice Field)

- June 17, 2026 – Board presentation of DD drawings
- July 2026 – Community engagement meeting
- August 19, 2026 – Board presentation
- September 1, 2026 – Construction documents and permitting
- September 11, 2026 – Project out for bid
- October 21, 2026 – Proposed Board approval

Proposed Construction Schedule

- Spring 2027 – Exterior construction begins
- May/June 2027 – Interior construction begins
- August/September 2027 – Project completion anticipated

Melas Planning Update

Staff continues evaluating long-term improvements at Melas Park to address drainage, soil quality, and field durability issues that have impacted playability and caused weather-related cancellations.

Two primary concepts remain under review:

- Three synthetic fields and two natural grass fields – estimated at \$5.9 million
- Two synthetic fields and three natural grass fields – estimated at \$5.6 million

Both concepts include pathway improvements and a new rest area plaza. Revised mixed-element scenarios requested by the Board are expected to be presented at the June 17, 2026 Board meeting as part of ongoing capital planning discussions.

Annual Financial Audit for FY2025

Illinois NFP has completed fieldwork for the District's FY2025 audit. Staff anticipates the audit firm will present the 2025 Annual Financial Report at the June 17, 2026 Regular Board Meeting. The final report will be shared with the Board once available.

Upcoming Board Meeting

- Regular Board Meeting – Wednesday, June 17, 2026 at 6:30 PM at CCC
- Closed Session – Semi-Annual Review of Closed Session Minutes

Commissioner Masnica questioned where the community engagement event would be held. Director Jarog clarified that it would most likely be held at RecPlex.

Commissioner Murphy questioned where the Northwest Compass planting area would be relocated. Director Jarog noted that the Village agreed to construct some raised beds for Northwest Compass on their property. Additional pollinator gardens would also be included by the Village as part of the restoration process during the construction of the bridge.

Commissioner Tuczak expressed concern about the construction of the bridge and the dust it will create for the pool patrons. Director Jarog explained that the Village was planning to utilize a dead end street off of Dale Avenue to access the site near Northwest Highway. Because of its distance from the pool, staff felt any disturbance should be minimal if at all.

PUBLIC COMMENT:

None

COMMENTS/MATTERS FROM COMMISSIONERS:

Regarding the upcoming 100th Anniversary Event scheduled for Friday, June 12th, 2026, Commissioner Murphy inquired with Director Langguth about the current status of planning and attendance responses. Director Langguth then provided the Board with an update on the weekend, planned activities and the responses received to date.

Commissioner Murphy recommended installing a permanent fixture to mark the 100th Anniversary milestone, noting that a previous proposal for a commemorative clock could also serve to honor two long-tenured employees. Executive Director Jarog recalled similar discussions from approximately 2020 involving the Parks Foundation, though no action was taken following initial pricing inquiries. Director Ruth Yuiell agreed to revisit the proposal with the Parks Foundation. During the ensuing discussion, Board members and staff evaluated various options, including a flagpole or other structures, and potential locations at the golf course.

Commissioner Nicholas proposed that the site would be an ideal location for a time capsule, a suggestion met with unanimous agreement as a fitting way to celebrate the 100th Anniversary. Director Jarog expressed his support for the idea, noting that a previous time capsule had been discovered within a pillar during the demolition of the original clubhouse.

Commissioner Tuczak commended the Parks Foundation for another successful plant sale, noting that the pre-event registration reached full capacity. He highlighted the event's significant contribution to the scholarship fund and expressed gratitude to the staff for their efforts.

Commissioner Starr shared information regarding the parade and the Memorial Day Ceremony, noting the high volume of participants in the essay competition. He highlighted Michael Sieniawski as the contest winner and encouraged the community to attend the ceremony to hear his presentation. Mr. Sieniawski, recognized as an exceptional writer, recently placed second nationally in the Veterans of Foreign Wars (VFW) Patriot's Pen Essay Contest as a representative of VFW Post 1337. Additionally, Commissioner Starr extended a special thank you to Director Ruth Yueill for her diligent efforts in coordinating the event details.

President Doherty commended the staff for their successful Food Truck Roundup event, noting it achieved the highest attendance to date for a joint event with the City of Des Plaines. He shared that Des Plaines elected officials specifically remarked on the ease of collaborating with the Park District.

In additional remarks, President Doherty highlighted the deep commitment of the District's dance instructors, many of whom are alumni of the program. He recounted a recent instance where an instructor attended a junior high school musical at the invitation of her students. This gesture, he noted, exemplifies a staff that genuinely cares for the community beyond their basic job requirements.

MOTION:

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

A voice vote was taken and all were in favor.

The meeting was adjourned at 8:03 p.m.

Respectfully submitted,

William J. Starr, Secretary