

APPROVED
Mt. Prospect Park District
Regular Board Meeting
August 19, 2026

A Regular Board Meeting of the Mt. Prospect Park District, Cook County, Illinois, was held on Wednesday, August 19, 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 and Doherty

Remote: None

Absent: Commissioner Murphy

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, Mary Kiaupa-Director of Human Resources & Risk, Jeff Langguth-Director of Golf Operations, Jeanette Foley-Executive Assistant, Jon Zgoda-IT Professional/ Remote Meeting Moderator, Mike Wold-Superintendent of Recreation, Adam Trzaska-Athletic Supervisor, Natalie Reed-RecPlex Facility Supervisor

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

Visitors and others in attendance: Players from 9U and 11U Patriots Baseball Teams along with parents and coaches.

On Line: Michael Miller

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 presented was made by Commissioner Starr and seconded by Commissioner Nicholas.

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

Motion passed

APPROVAL OF CONSENT AGENDA

President Doherty 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.

- Approval of Minutes: Regular Board Meeting, July 15, 2026
- Ratification of Accounts Payable July 2026 in the Amount of \$3,029,520.70
- Ratification of Payroll July 2026 in the Amount of \$1,152,047.22

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

MOTION:

Commissioner Starr made the motion to approve the Consent Agenda as amended, seconded by Commissioner Lowen.

Commissioner Starr called the roll:

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

Nays: None

Absent: Commissioner Murphy

Motion Passed

RECOGNITION:

Adam Trzaska-Athletics Supervisor presented to the Board: Congratulations were expressed to the 9U and 11U Patriots Baseball teams to recognize their outstanding achievement in winning their respective league playoffs. The 9u team, in their first year of league play, had an impressive 11-3 regular season and won the season ending tournament for the National Division. The 11U team, after a successful year in 2025, followed up their championship with a 15-3 regular season and winning another end of season tournament as the North Division Pennant Champions. The Board and all attendees joined in congratulating the players and coaches who made this achievement possible.

The 9U Team Head Coach Mike Dreyer, Assistants Matt Allard, Brian Carroll, Anthony DeMichael, and Jim Williams. Players: Easton Iles, Henry Kuhs, Aiden Carroll, Bronson Allard, Grayson Sikkenga, Colton Demichael, Beckham Basford, Connor Roe, Brody Williams, Manuel Aguilar, Phineus Makar, Jace Magsino, Daniel Dreyer.

The 11u Team Head Coach Sinan Khamo, Assistants Evan Klein, Dan Neama, Joe Porcaro, Hiram Velez. Players: Connor Hughes, AJ Soreanu, Benjamin Kline, Owen Khamo, Noah Velez, Bradley Powills, Nathan Lips, Zachary Phan, Luciano Porcaro, Charlie Neama, Xavier Klein, Riyaan Patel

UNFINISHED BUSINESS

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

Deputy Director George Giese presented to the Board: The Park District offers its community a diverse range of public parks and recreational facilities. Maintenance of these valued community assets requires careful planning to ensure proper care and replacement of critical infrastructure, as well as to stay current with ever-evolving recreational trends. The Park District's 5-Year Capital Improvement Plan (CIP) is intended to provide an overview of significant improvements and capital investments anticipated over the next five

years, itemized by preliminary funding sources. The timelines, costs, funding sources and individual projects listed below are subject to change as planning progresses and additional needs are identified over time.

2027 (Fall 2026 Capital List)

The selected content details the 2027 Capital Improvement Plan (Fall 2026 Capital List) for the Mt. Prospect Park District:

- **Facility & Park Projects:** Construction at Lions Memorial Park will finish in early 2027, opening the new Lions Recreation Center and pool for the swim season. Work will then move to RecPlex for interior gym/HVAC upgrades and exterior additions including multisport turf, a play structure, and a splash pad. playground replacements are scheduled for Friendship Park and Westbrook School Park, along with a golf cart fleet replacement. Field, pathway, and trail improvements at Melas Park are also being explored.
- **Funding Sources:** Funding will come from Annual Capital Proceeds (\$2.202 million with operating supplementary funds), Referendum Proceeds for eligible RecPlex work, Alternate Revenue Source Bond proceeds (\$5.88M–\$6.36M for Melas Park and non-eligible RecPlex scope), a \$2 million CloudHQ contribution, and a planned OSLAD Grant application.

2028 (Fall 2027 Capital List)

The Park District's 2028 capital improvements focus on infrastructure updates following major development projects:

- **Hill Street Park Playground:** Renovation planned, with potential to compete for OSLAD grant funding due to its expansive layout and natural setting.
- **Meadows Pool:** Replacement of the pool filter and the addition of a zip line or second diving board in the dive well to maximize space utilization.
- **RecPlex Infrastructure:** Modernization of the elevator system and replacement/rehabilitation of three boiler units as part of multi-year critical infrastructure upgrades.

Funding & Preliminary Budget Breakdown (\$2.008M Total Annual Capital Proceeds + ADA/P&L Supplementary Funds):

- \$1,032,000 – Hill Street Park Playground
- \$500,000 – RecPlex Boiler Replacement/Rehab (3 Units)
- \$262,500 – RecPlex Elevator Modernization
- \$260,000 – Meadows Pool Filter Replacement & Recreational Element Installation

2029 (Fall 2028 Capital List)

In 2029, the Mt. Prospect Park District plans to continue playground upgrades and make targeted facility investments across several key locations:

- **Playground Upgrades:** Improvements are scheduled for Prospect Meadows Park and Sunset Park according to the District's replacement schedule.
- **Friendship Park Conservatory:** Projects include an atrium roof replacement to safeguard plant health and long-term operations, along with an expansion of onsite parking to meet increased demand from recent facility enhancements.

- **RecPlex:** A planned locker room renovation aims to modernize the space and optimize facility utilization.
- **Walter Cook Maintenance Facility:** Resurfacing of the heavily used garage floor will sustain ongoing operations.

Funding & Preliminary Budget Breakdown (\$1.915M Annual Capital Proceeds + ADA/P&L Funds):

- \$766,000 – Sunset Park Playground
- \$367,500 – Friendship Park Conservatory Atrium Roof Replacement
- \$320,000 – Walter Cook Maintenance Facility Garage Floor Resurfacing
- Scope/Budget TBD – Prospect Meadows Park Playground, Friendship Park Conservatory Parking Expansion, and RecPlex Locker Room Renovation

2030 (Fall 2029 Capital List)

The 2030 plan focuses on addressing improvements for the Golf Course Garage, which was not included in the prior Golf Course reconstruction. The scope and direction (remodel vs. replacement) will be evaluated in the coming years.

- **Golf Course Garage Remodel/Replacement:** Preliminary scope TBD. Funding will come from Annual Capital Proceeds (\$1.984M) alongside potential operating supplementary funds (ADA and Paving & Lighting) and other sources.

2031 (Fall 2030 Capital List)

The 2031 plan (Fall 2030 Capital List) serves as a strategic placeholder for ongoing or shifted projects and long-term park master planning:

- **Beau Drive Park Playground:** Planned renovation funded through annual capital proceeds and/or supplemental operating funds.
- **Future Master Planning & Enhancements:** Long-term planning for Majewski Athletic Complex (leased through 2051) and Meadows Park. The District will also explore enhancements at Melas Park, including a potential new playground near the proposed pedestrian bridge landing.
- **Funding Sources:** Supported by Annual Capital Proceeds (\$2.036 million) alongside supplementary contributions from ADA and Paving & Lighting Funds.

Commissioner Masnica asked if the plan was to use all of the proceeds from Brentwood. George answered that it would depend on the total scope of the project. A brief discussion followed with added questions regarding funding for the project and explanation from Executive Director Jarog, Director of Parks and Planning Dziubinski and Deputy Director Giese.

RecPlex Interior and Exterior Project Planning Updates (Review and Discussion)

Matt Dziubinski-Director of Parks and Planning presented to the Board:

- **Future Master Planning & Funding:** Includes long-term planning for Majewski Athletic Complex and Meadows Park, potential Melas Park enhancements (new playground near proposed pedestrian bridge landing), supported by Annual Capital Proceeds (\$2.036M) and supplementary ADA and Paving & Lighting funds.
- **RecPlex Project Update:** Following a July 14, 2026 community engagement meeting, display boards, and social media outreach, staff selected Option A for both the playground and splash pad.

100% Construction Documents are expected by September 4, 2026, with public bid issuance scheduled for September 11, 2026.

Commissioner Masnica inquired about the timeline for the RecPlex project. Director Dziubinski stated that bids are scheduled for September, exterior construction could start as early as March, interior work will commence once Lions occupancy is met, and final completion is expected in fall 2027.

Commissioner Starr inquired about toddler specific activities in the splash pad design. Director Dziubinski explained some of the features in the design geared for toddlers.

President Doherty inquired about whether the plan for the water fountain could include a bottle filler feature. Director Dziubinski added this is the plan for the drinking fountain.

NEW BUSINESS

2026 Bond Sale - Speer Financial (Presentation/Discussion)

Review of the District's GO Limited Tax Park Bonds, Series 2026AB

Aaron Gold from Speer Financial provided the Board with an in-depth overview regarding the various funding models for the issuance of General Obligation Limited Tax Park Bonds, Series 2026 A & B. This issuance, commonly identified as the annual Rollover Bonds for the District, was further clarified as Aaron Gold, Lee Howard and George Giese addressed specific inquiries from several Commissioners. The Board thanked Aaron for his presentation.

Lee Howard, CPA, GAI, informed the Board that the District's fund balance rating remains stable, as none of the expenditures discussed during the meeting utilize operating funds. These funds have experienced substantial growth over the past three years, maintaining the District's favorable rating. Staff has not proposed any reductions to these reserves. Mr. Howard then concluded his remarks, reserving the remainder of his financial report for later in the meeting during his Financial Report.

PUBLIC HEARING (BINA) concerning the intent of the Board of Park Commissioners of the Mt. Prospect Park District, Cook County, Illinois

President Doherty called to order the Bond Issue Notification Act (BINA) as advertised at 7:20 p.m. The purpose of this hearing is to receive public comments on the proposal to sell - not to exceed \$4,000,000 General Obligation Limited Tax Park Bonds, the proceeds of which will be used for the building, maintaining, improving and protecting of District parks and facilities, to refinance certain current obligations and for the payment of expenses incident thereto.

President Doherty asked if there were any written or oral comments from the Commissioners. There were none. President Doherty asked if there were any written or oral comments from the public. There were none.

President Doherty asked for a motion to adjourn the Public Hearing. Commissioner Nicholas made the motion to adjourn, seconded by Commissioner Lowen.

Commissioner Starr called the roll:

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

Nays: None

Absent: Commissioner Murphy

Motion Passed

Public Hearing adjourned at 7:27 p.m.

PUBLIC COMMENT: None

ADOPTION ITEMS

Resolution No. 885 - A Resolution Ratifying the Assessment for Calendar Year 2027 as Recommended by the Board of Trustees of the Northwest Special Recreation Association

Deputy Director George Giese presented to the Board: The NWSRA Board establishes annual assessments for member districts, which must be ratified by adoption of a resolution. Funding is sourced from the District's Special Recreation Fund based on EAV (70%), audited population (20%), and prior-year inclusion service usage (10%). NWSRA proposed a 3% overall assessment increase for 2027.

Key Calculations & Budget Impact:

- **EAV & Population Inputs:** Mt. Prospect Park District's EAV was set at \$2,205,726,717 (8.15% of total member EAV), population remained at 56,852 (8.87%), and inclusion service usage was 5.47%.
- **Assessment Increase:** The District's overall assessment increased from \$378,917.81 in 2026 to \$380,893.04 in 2027 (an increase of \$1,975.23), representing 8.0% of the total MDAA of \$4,745,435.51.
- **Special Recreation Fund Allocation:** Includes an \$882,290.69 levy amount (.04 per \$100 EAV), leaving a balance of \$501,397.65 after MDAA billing, allocated toward space allowances (\$110,286.34) and ADA compliance/capital projects (\$391,111.31).

MOTION:

Commissioner Nicholas made a motion To Adopt Ordinance No. 885, Ratifying the Assessment for Calendar Year 2027 as Recommended by the Board of Trustees of the Northwest Special Recreation Association
Seconded by Commissioner Starr.

Commissioner Starr called the roll:

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

Nays: None

Absent: Commissioner Murphy

Motion Passed

Resolution No. 886 - A Resolution certifying and acknowledging that the Mt. Prospect Park District has sufficient funds necessary to complete the pending OSLAD project (RecPlex Exterior Improvements) within the timeframes specified in said State of Illinois/IDNR OSLAD Manual and will comply with all terms and conditions of the Grant Documents.

- **Summary of Selected Content:OSLAD Grant Application & Proposed Scope:** The Mt. Prospect Park District is preparing an OSLAD grant application for RecPlex exterior improvements. Key grant-specific elements include a splash pad, 16'x16' metal shelter, accessible game tables, playground, and a multisport turf field. Additional planned amenities comprise a restroom building with a drinking fountain, lounge chairs, picnic tables, shade sails, bleachers, player benches, and field lighting.
- **Resolution Requirement:** To meet application requirements prior to the late-August IDNR submission deadline, the Park Board must pass Resolution No. 886 to certify sufficient project funding, adherence to timeframes, and compliance with grant terms.

Commissioner Masnica made a motion To Adopt Ordinance No. 886 A Resolution certifying and acknowledging that the Mt. Prospect Park District has sufficient funds necessary to complete the pending OSLAD project (RecPlex Exterior Improvements) within the timeframes specified in said State of Illinois/IDNR OSLAD Manual and will comply with all terms and conditions of the Grant Documents. The motion was seconded by Commissioner Starr.

Commissioner Starr called the roll:

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

Nays: None

Absent: Commissioner Murphy

Motion Passed

FINANCIAL ADVISOR'S REPORT

Capital Projects & Financial Status

- **Capital Projects:** Reviewed financial status, funding sources, timing, and eligibility for referendum and approved multi-year projects, including a preliminary draft of future project funding.
- **Golf Operations:** Revenues were \$1,559,314 (+1% / +\$18,738). Expenditures reached \$1,337,154 (+16% / +\$184,104) due to 100th anniversary tournament/program costs and higher wages and benefits.
- **Rec Programs:** YTD revenues totaled \$1,968,092 (+3% / +\$56,769), with Baseball revenues at \$141,722 (+6% / +\$8,386).
- **Early Childhood & Youth Programs:** YTD revenues reached \$929,409 (+5% overall). Kids Klub and Preschool rose 28% and 14%, while Day Camp registration fell 2%.
- **RecPlex Facility Operations:** YTD revenues were \$424,526 (+28% / +\$91,997), driven by increases in Fitness Pass Sales (+21%) and Building Rentals (+53%).
- **Aquatics:** RecPlex Pool YTD revenues reached \$268,300 (+8% / +\$19,096) and Meadows Pool revenues were \$209,425 (+10% / +\$19,291). The net operating cost for both pools through July was \$204,532.
- **Central Programs & Facility:** Central Program YTD revenues were \$198,753 (+4% / +\$8,537). Central Facility YTD revenues reached \$315,916 (+7% / +\$21,315), with Fitness Pass sales accounting for 66% of the increase (+\$14,029 / +18%).
- **2025 Levy Extension:** With a reported 2025 EAV of \$2,642,511,031, the extended tax levy of \$17,452,067 generated a favorable budget variance of \$352,620 across the Corporate and Recreation funds.

President Doherty and Commissioner Tuczak relayed their financial questions which were answered by Lee Howard, George Giese and Jim Jarog.

EXECUTIVE DIRECTOR REPORT

Executive Director Jarog presented to the Board:

- **Construction fencing at Lions Park:** has been reconfigured, reopening most of the walking path system and providing more open space. This update directly addresses key resident concerns from the project's start in November 2025 and has generated positive user feedback.
- **Basketball Court & Skate Park:** Nearing completion with plans to open to the public by early September 2026. A social media post is being coordinated to thank the Village for its \$500,000 TIF donation.

- **Bathhouse & Recreation Center Foundations:** Formwork is set for bathhouse footings and foundations, with concrete pours scheduled for the coming week weather permitting. Underground utility sleeves and rough-ins have been installed in the recreation center basement.
- **Roof & Framing Work:** Construction of roof parapet walls, cavity foam insulation, and installation of roof and floor decking are underway. Upcoming tasks include completing steel decking, detailing, and first-level/pool equipment building utility rough-ins.
- **Project Timeline:** Despite recent heavy rainfalls, the overall project completion remains on track for May 2027.
- **Construction Updates:** Just a reminder that weekly construction updates which can be found in the Board's shared drive folder under **Lions Phase 2 Construction Updates**. These are typically updated every Friday morning!
Additionally, Construction updates for our public are shared on our website and through regular social media posts.
- **Upcoming Board Meeting:** The next Regular Board Meeting will be held on Wednesday, September 16, 2026 at 6:30 PM (CCC).

Commissioner Lowen inquired regarding the anticipated timeframe for pouring the pool. Director Jarog and Director Dziubinski provided a brief overview detailing project milestones and scheduled timelines. Commissioner Lowen also commented positively on the progress of the basketball court and skate park facilities.

PUBLIC COMMENT :

None

COMMENTS/MATTERS FROM COMMISSIONERS:

Commissioner Nicholas reported her attendance at National Night Out, noting that it was an outstanding event. She also reported on her participation in the IAPD Governance and Leadership Forum, expressing appreciation for the valuable educational opportunity provided.

Commissioner Tuczak noted seeing detour signage at Melas Park regarding upcoming path closures due to construction and inquired if the Village planned additional permanent signs. Director Jarog clarified that a full detour signage program will be implemented once project staging is complete, which is currently in its initial phase. Director Dziubinski added that the Village recently shared a fencing layout that will be installed shortly. Additionally, Commissioner Tuczak praised the success of both National Night Out and the Green and White Soccer 75th Anniversary Celebration, highlighting how the District's ongoing partnership with the soccer organization enriches the community and noting the overwhelming positive feedback received.

Commissioner Starr thanked supervisors and managers for their reports in their respective areas. He really appreciates those reports and commended how detailed they are. He learns a great deal from those reports. It is exactly what he is looking for each month.

Commissioner Lowen recognized Director of Golf Operations-Jeff Langguth and his team for an outstanding Roland C. Becker Club Championship event, highlighting the impressive turnout of 90 participating children and thanking staff for their hard work.

ADJOURNMENT

MOTION:

A motion to adjourn was made by Commissioner Nicholas and seconded by Commissioner Lowen.

Following a voice vote with all in favor, the motion carried.

The meeting was adjourned at 8:13 p.m.

Respectfully submitted,

William J. Starr, Secretary